

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, April 8, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
  1. Consideration of the March 11, 2025 meeting minutes.
- III. Communications
- IV. Old Business
- V. New Business
  1. Case COA25-03: Request for the installation of a new roof at 513 West 8th Street. The Frank J. and Elizabeth Moss House is located within the Hamburg Local Landmark Historic District. Taylor Miller, petitioner. [Ward 3]
- VI. Other Business
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: May 13, 2025

City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**4/8/2025**

Subject:  
Consideration of the March 11, 2025 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The March 11, 2025 meeting minutes are attached.

Attachments:  
1. Minutes 3-11-2025

# HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 11, 2025; 5:00 PM

CITY HALL | 226 WEST 4<sup>TH</sup> STREET | COUNCIL CHAMBERS

## I. Call to Order

Chairperson Hustedde called the meeting to order.  
Present: Hustedde, Hoff, Adams, Gomez, McGivern,  
Absent: Kretz, Eaton  
Staff Present: Huff, Werderitch

## II. Secretary's Report

1. Consideration of the February 11, 2025 meeting minutes.

Motion by Gomez, second by Adams, to approve the February 11, 2025 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

## III. Communications

## IV. Old Business

## V. New Business

1. Case COA25-02: Request for the construction of an elevator shaft and storm shelter located at 1730 Wilkes Avenue. Johnson School is a locally listed historic landmark. New Plan Learning, petitioner. [Ward 4]

Staff introduced the applicant and proposed project scope. There is a pending application by New Plan Learning to renovate the Johnson School building to allow for the operation of a charter school suitable for grades K-8, but ultimately K-12. The building will be restored and renovated to include approximately 18 classrooms, 6 restrooms, a cafeteria, library, and a gym/theater. New Plan Learning is seeking guidance from the Historic Preservation Commission regarding the construction of an elevator shaft and storm shelter. Both items are required per building code.

Staff recommended the Commission hold discussion and provide feedback. The item will be brought back for formal review at a later date.

Philip Corrado, Project Manager for New Plan Learning, was in attendance virtually to answer questions and introduce the project. A member of Estes Construction was also in attendance on behalf of the applicant to address construction related questions.

The Commission stated a preference for the elevator shaft to be located on the south side of the building to limit visibility from Locust Street. The Commission advised using a matching brick veneer and replicating the architectural trim and features. As for the storm shelter, the Commission was in favor of installing windows that match the historic school and incorporating interior shutters to the gym to satisfy building code requirements. Infilling windows with CMU block is discouraged.

With no additional comments, the conversation on this item closed.

VI. Other Business

Samuel Huff, Corporation Counsel, provided an update to the Commission regarding an appeal to City Council.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Gomez, second by Adams, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 6:05pm.

IX. Next Commission Meeting: April 8, 2025

City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**4/8/2025**

**Subject:**

Case COA25-03: Request for the installation of a new roof at 513 West 8th Street. The Frank J. and Elizabeth Moss House is located within the Hamburg Local Landmark Historic District. Taylor Miller, petitioner. [Ward 3]

**Recommendation:**

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 513 West 8th Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C and D of the Davenport Municipal Code. The project meets the following standards:

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

**Background:**

The Frank J. and Elizabeth Moss House is a two-story Foursquare residence constructed in 1907. The single-family home is considered a contributing structure within the Hamburg Historic District. Building materials consist of a concrete block foundation, a hip roof with asphalt shingles, and wood siding. Prominent architectural details include square second story oriel windows, gable roof dormers, craftsman details, wide eaves, wood shingle mid-story, and an arch gable window.

**Request:** Installation of a new roof and decking over the main house (excluding the back porch). The existing roofing material is a black 3-tab asphalt shingle. The replacement product is a black asphalt architectural shingle. (Atlas Castlebrook Black Shadow Architectural Roofing Shingles)

**Scope of Work:**

1. Remove existing roof by stripping off old shingles.
2. Remove underlayment, flashing, and damaged decking.
3. Identify and replace damaged plywood or OSB sheathing.
4. Install new drip edge around eaves and rakes.
5. Apply ice and water shield along eaves, valleys, and penetrations.
6. Install synthetic or felt underlayment across the entire roof.

7. Install new step flashing, valley flashing, and chimney flashing.
8. Replace or install ridge vents, soffit vents, or other required ventilation.
9. Install new shingles per manufacturer's guidelines. Seal around roof penetrations.
10. Install ridge cap shingles and apply sealant as needed for waterproofing.

**Project Review:**

The historic property inventory sheet identifies the roofing material as asphalt shingle. Based on a prior building permit issued on August 17, 2000, the existing roof appears to be a 3-tab shingle. The benefits of the proposed architectural shingle include enhanced durability, better wind resistance, improved waterproofing capabilities, and a more dimensional appearance for added curb appeal. Staff consider the installation of an architectural shingle to be a replacement in-kind.

**Attachments:**

1. Application
2. Castlebrook Distinctive Architectural Shingles
3. Historic Property Inventory Sheet
4. Section 14.01.060.C Certificate of Appropriateness Review Process



**CITY OF DAVENPORT**  
 Development & Neighborhood  
 Services – Planning  
 1200 E. 46<sup>th</sup> St  
 Davenport, IA 52807

Office 563.326.6198  
 planning@davenportiowa.com

APPLICATION FOR  
**CERTIFICATE OF APPROPRIATENESS**  
 HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Local Hamburg Distrcit	3-24-25	4-8-25

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME  
 513 W 8th St. G0044-21

**APPLICANT INFORMATION**

Application Name | Company Name  
**Taylor Miller**

Address  
**826 8th Ave So.**

City | State | Zip  
**South St. Paul, MN 55075**

Phone  
**906-399-5636**

Secondary Phone  
**612-743-7995**

E-Mail Address

**BRIEF OVERVIEW OF THE PROJECT** (not a scope of work)  
 Replace existing roof including roof decking over main house excluding the back porch, upgrade current black 3-tab asphalt shingles to black asphalt architectural shingles.

**APPLICABILITY** PRIOR to any work on applicable Historic Resources:  
**A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:**

- Any Building or Sign Permit changing the exterior (except demo)
- New construction/Addition or exterior alteration of a structure
- Sign installation or alteration

Demolition of any local or national historic resources shall require a Historic Demolition Request Application

**Acceptance of Applicant**  
 I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.

By checking this box and typing my name below,  I am electronically signing this application.

**Taylor Miller** **3-23-25**  
 \_\_\_\_\_  
 Type Applicant's Name here to serve as a signature Date

ALL SUBMITTALS SHALL INCLUDE:	SUBMITTED
Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail	<input checked="" type="checkbox"/>
Photos or renderings of all existing building/sign façades	<input checked="" type="checkbox"/>
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials	<input checked="" type="checkbox"/>
Material specs: type, dimensions, color & manufacturer	<input checked="" type="checkbox"/>
<b>MINOR &amp; MAJOR ADDITIONS, SITE IMPROVEMENTS, &amp; NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:</b>	
Dimensioned Site Plan (proposed & existing buildings/site items)	<input type="checkbox"/>
Grading Plan with 2 foot intervals (if needed)	<input type="checkbox"/>
Mechanical Screening shall be shown	<input type="checkbox"/>
Materials Board of sample building materials proposed	<input type="checkbox"/>

\* Major Additions & New Buildings may require more extensive information

**DEVELOPMENT TEAM**

**Property Owner**

Address

Phone Secondary Phone

E-Mail Address

**Formal Procedure** Application Fee: **NONE**

**Project Manager/Other**

Address

Phone Secondary Phone

E-Mail Address

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.

(2) Scope of Commission's Consideration:

- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.

(3) Post Commission Ruling:

- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Submit this form with attachments to: [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

# Scope of Work: 513 W 8th St. Reroofing Project

## 1. Project Overview

This project involves the complete removal and replacement of the existing roof system, ensuring proper waterproofing, ventilation, and compliance with local building codes.

## 2. Work to be Performed

### A. Pre-Project Preparation

1. **Permits & Inspections** – Obtain necessary permits and schedule inspections.
2. **Site Preparation**
  - Protect landscaping, siding, windows, and property with tarps/plywood.
  - Set up debris disposal area (dumpster or trailer).
3. **Safety Setup**
  - Install fall protection as per OSHA requirements.
  - Use personal protective equipment (PPE).

### B. Roof Removal & Surface Preparation

1. **Remove Existing Roof**
  - Strip off old shingles, tiles, or metal roofing.
  - Remove underlayment, flashing, and damaged decking.
  - Dispose of debris in accordance with local regulations.
2. **Inspect and Repair Roof Deck**
  - Identify and replace damaged plywood or OSB sheathing.
  - Secure loose decking.
3. **Install Drip Edge & Eave Protection**
  - Install new drip edge around eaves and rakes.
  - Apply ice and water shield along eaves, valleys, and penetrations.

### C. Installation of New Roofing System

1. **Underlayment Installation**
  - Synthetic or felt underlayment across the entire roof.
2. **Flashing and Ventilation**
  - Install new step flashing, valley flashing, and chimney flashing.

- Replace or install ridge vents, soffit vents, or other required ventilation.
- 3. **Shingle Installation**
  - Install per manufacturer guidelines, ensuring proper nailing patterns.
  - Seal around roof penetrations (vents, chimneys, skylights).
- 4. **Ridge Cap and Final Sealing**
  - Install ridge cap shingles.
  - Apply sealant as needed for waterproofing.

## D. Cleanup and Final Inspection

1. **Site Cleanup**
  - Remove debris, sweep area with a magnet for nails.
2. **Final Inspection & Walkthrough**
  - Conduct quality control inspection.

## Materials Required

- Shingles Atlas® Castlebrook® Black Shadow Architectural Roofing Shingles (32.8 sq. ft.) Limited lifetime warranty Model Number: 1516600 Menards ® SKU: 1516600
- Underlayment - #15 Felt 3' x 144' Roofing Underlayment (432 sq. ft.) Model Number: 1511789 Menards ® SKU: 1511789
- Ice & water shield - Tarco Leak Barrier 3' x 65' Granulated Ice & Water Barrier (195 sq ft) Model Number: 1511830 Menards ® SKU: 1511830
- Drip edge - 2-5/8" x 1-1/8" x 10' Style-D Charcoal Black Steel Drip Edge
- Model Number: Charcoal\_Black\_1571380 Menards ® SKU: 1571380
- Step Flashing - 5" x 7" Aluminum Preformed Step Flashing - 100 pieces Model Number: 963FRM-100 Menards ® SKU: 1573795
- Valley Flashing - 24" x 10' Charcoal Black Steel "W" Formed Valley Model Number: Charcoal\_Black\_1571357 Menards ® SKU: 1571357
- Ridge vents - Atlas HighPoint® Invisaridge™ 4' Shingle-Over Ridge Vent Model Number: 805D915 Menards ® SKU: 1475033
- Ridge cap shingles - Owens Corning® DuraRidge® Black Sable Hip & Ridge Roofing Shingles (20 lin. ft.) Model Number: 1512248 Menards ® SKU: 1512248
- Sealant - Loctite® PL® Black Roof & Flashing Polyurethane Sealant - 10 oz. Model Number: 1618181 Menards ® SKU: 5632651
- Roofing nails - Grip Fast® 1-1/4" 11-Gauge Wire Electro-Galvanized Smooth Shank Full Round Head Roofing Nails - 7,200 Count Model Number: 65213 Menards ® SKU: 2082165
- Nails for OSB - Paslode® 3" x .120 Paper Brite Smooth Shank Full Round Framing Nail - 2,500 Count Model Number: 650836 Menards ® SKU: 2081511

- OSB - ForceField® Weather Barrier System 7/16 x 4 x 8 OSB Wall and Roof Sheathing (Actual Size .438" x 47-7/8" x 95-7/8") Model Number: 1366586 Menards ® SKU: 1242822

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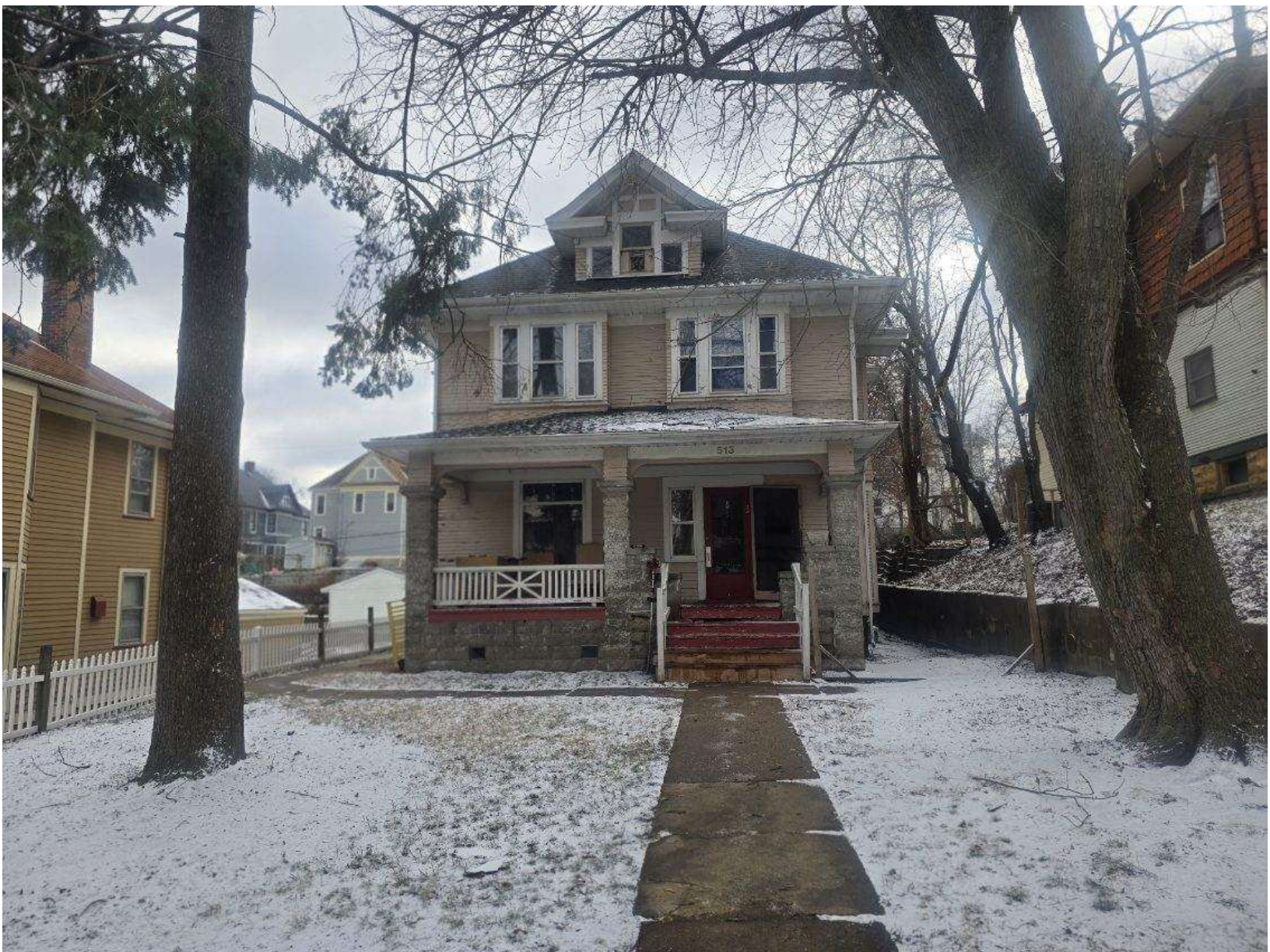


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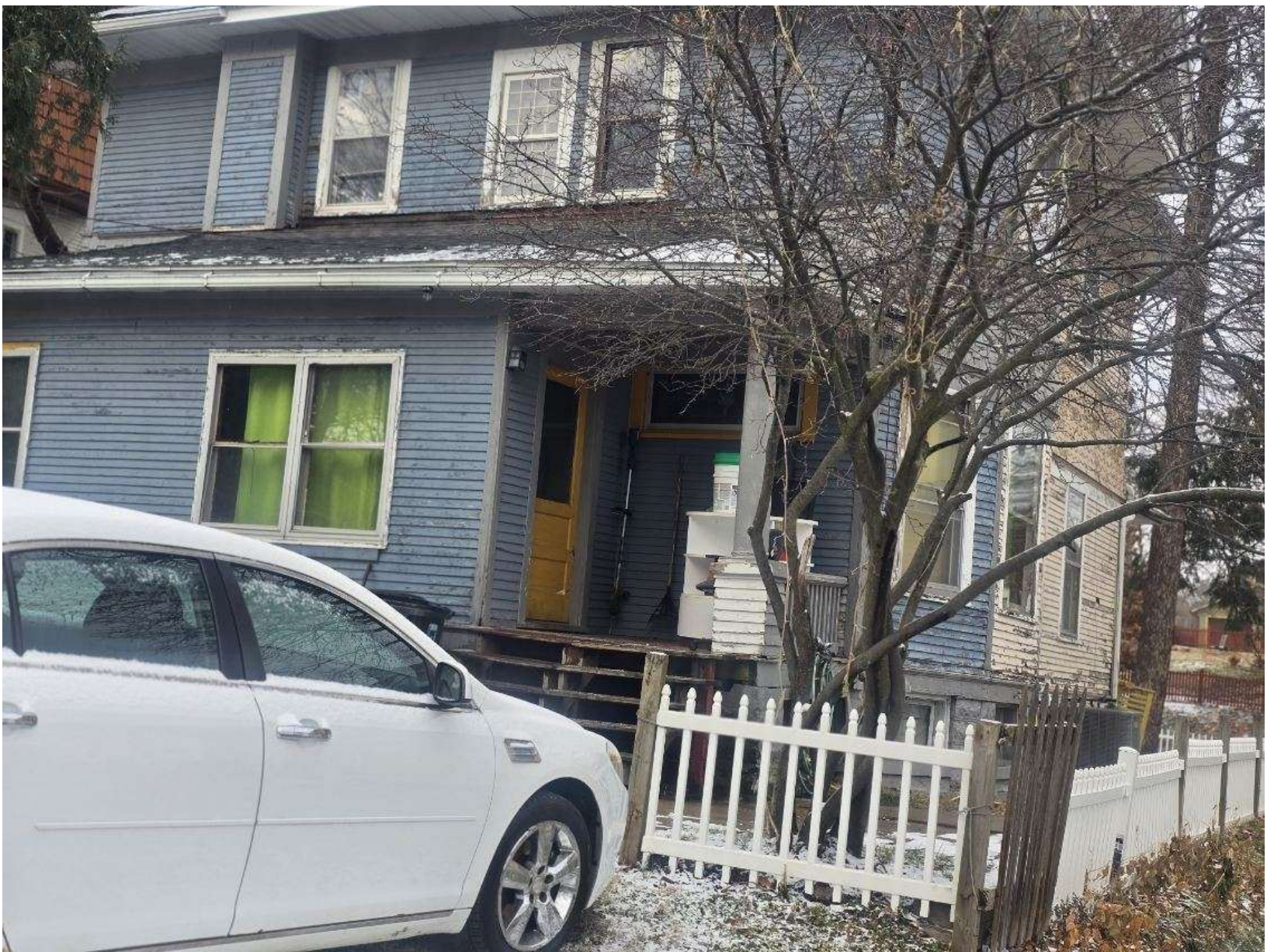






513









# Castlebrook®

Distinctive Architectural Shingles



**System Component: A**  
Get The Complete System Today!



**Featured Color**  
Hearthstone Gray

## Architectural Look. Exceptional Protection.

Castlebrook® designer architectural shingles complement your home's exterior décor with exceptional protection and peace of mind.



### Warranty

Be confident in your purchase with a long-lasting Lifetime Limited Warranty¹.



### Protection

Built to withstand up to 130 mph\*\* winds, these shingles provide the strength and durability you demand.



### Durability

Double Seal Technology ensures your shingles are installed correctly.



Install The Signature Select® System Components!  
**Increase The Coverage.**



**10 YEARS** → Increases To → **15 YEARS**



### Dreaming Of A Home Redesign?

Get creative with the Roof Inspiration Center, a suite of home design tools from Atlas. From shingles to siding, reinvent the look of your home with the Roof & Home Design Studio.

Like all your ideas in one spot? With RoofSwap!, upload home photos, swipe for different looks and save your ideas to a mood board. Explore shingle styles, features and colors with the Visual Product Selector.

[AtlasRoofing.com/Roof-Inspiration](http://AtlasRoofing.com/Roof-Inspiration)

\*\* Castlebrook® Wind Warranty: Standard 4-nail application is 110 mph wind warranty. Enhanced wind warranty to 130 mph with 6-nail application and the use of Atlas Pro-Cut® Starter Shingles installed along the eaves. Refer to the Atlas Roofing Limited Shingle Warranty for all coverage requirements.

\* Refer to the Atlas Roofing Limited Shingle Warranty for all coverage requirements.

1 Refer to the Atlas Signature Select® Limited Warranty for all system coverage requirements.

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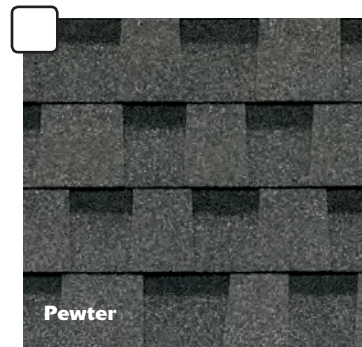
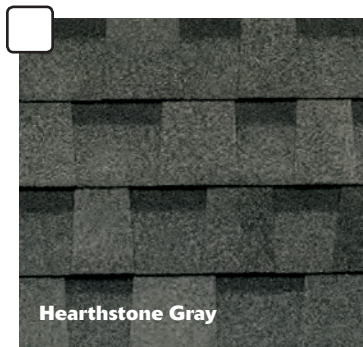
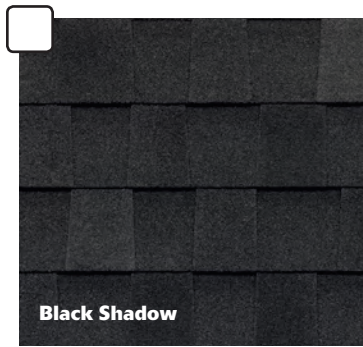


#AtlasProtects

[AtlasRoofing.com](http://AtlasRoofing.com)

# Castlebrook®

Distinctive Architectural Shingles



To provide homeowners the most accurate representation of color options, several photo scans and house shots were utilized in various lighting conditions. Variations in lighting illustrate the color gradients on asphalt shingle roofs.

Color blends vary from shingle to shingle. Before installation, consult with your contractor and request to view the actual shingles being installed on your roof to ensure confidence in your final color selection.

Hamburg Historic District (amended)  
Name of Property

Scott County, Iowa  
County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
<b>501 W 8th St</b>  State #82-00680  Map #127 Field Site #E-19 Parcel #G0044-19  Updated district status: 1 contributing building (A), 1 non-contributing building  1983 NRHP status: Contributing	<b>Struck Rental House</b>  (vacant lot - Don's Addition) 1910 Sanborn map: house - 1 story - extant 1910 census: rented by Byrnes, Thomas (37, physician) - born in US - IA (US - PA, US - PA); wife: Anna (33) - born in US - IA (Germany, Germany) c.1909 - house built for Henry C. Struck (bank cashier) - used as rental; 1912-1920 - owned by Johanna Struck (widow) - used as rental; 1920- 1941 - Ottomar Korn - mother Betty Korn (widow) lived here in 1920s, then Otto here with wife Madeline in 1930s 1940-1942 - Jessie Langman; 1942-1947 - James Jasper and Anna Donegan (machinist); 1947-1951 - Frank R. and Adelyn W. Williams; 1950s-1965 - Adelyn W. Williams (widow); 1966-1970s - Henry and Louise Hester 1956 Sanborn map: house - 1 1/2 story - extant 1975 - converted to beauty shop and residence Current use: single family house - rental	c.1909 bungalow - gable-front (1 story)	Walls: frame - cement board Foundation: stone Roof: gable-front - asphalt shingles  Architect/builder: - Porch: full porch (enclosed) - square corner wood columns on low wall Windows: 1/1 wood windows Architectural details: cross gable side section Modifications: Historic: -; Non-historic: 2007 - cement board siding Garage: detached - one car Date: c.1949 Walls: frame - wood Foundation: concrete Roof: gable-front - asphalt shingles  Other site features: -
<b>505-507 W 8th St</b>  State #82-00682  Map #128 Field Site #E-20 Parcel #G0044-20  Updated district status: 2 contributing buildings (A) (duplex), 1 non- contributing building  1983 NRHP status: Contributing	<b>Mittelbuscher Duplex</b>  (vacant lot - Don's Addition) 1910 Sanborn map: duplex - 2 story - extant 1910 census: rented by Mason, Tomp (39, insurance agent) (505) - born in US - IA (US - IN, US - IN); wife: Lucy (28) - born in US - IA (US - MO, US - IA) c.1909 - duplex built for sisters Laura and Anna Mittelbuscher - both side rental - by 1913-1920s - Laura and Anna lived in one half (both teachers) - boarders also - other half rental; 1930s - Anna Mittelbuscher (teacher) in 505 half, 507 as rental 1944-46 - series of owners - rental; 1946-1951 - owned by George J. and Henrietta M. Joehnke - used as rental; 1950s-60s - owned by Henrietta Joehnke - rental; Henry M. Miller in 505 by 1955-1960s 1956 Sanborn map: duplex - 2 story - extant Current use: duplex	c.1909 Craftsman / Queen Anne (2 story duplex)	Walls: frame - wood Foundation: stone (stucco) Roof: gable-front (double) - asphalt shingles  Architect/builder: - Porch: partial porch - square wood columns Windows: 1/1 wood windows Architectural details: wide eaves, bay window, gable returns Modifications: Historic: -; Non-historic: - Garage: detached - frame Date: c.1961 Walls: frame - wood Foundation: concrete Roof: gable-front - asphalt shingles  Other site features: -
<b>513 W 8th St</b> Alt: 517 W 8th St  State #82-00685  Map #129 Field Site #E-21 Parcel #G0044-21  Updated district status: 1 contributing building (A, C)  1983 NRHP status: Contributing	<b>Frank J. and Elizabeth Moss  House</b>  (vacant lot - Don's Addition) 1910 Sanborn map: house - 2 story - extant 1910 census: (Moss, Frank (49, Moss Clothing Co) - born in (US - IA (Germany, Germany) c.1907 - house built for Frank J. and Elizabeth Moss (Moss Clothing Co manager) - lived here 1908-1910 - Elizabeth died 2-1910; 1910-1932 - owned by Frank J. Moss - rented to John H. and Catherine Smith from 1910 to 1930s; 1932-1935 - owned by Moss family 1935-1940 - owned by Paul Klammek - used as rental; 1940-1945 - owned by Gretchen Klammek - used as rental - 2 units by 1945; 1945-1964 - Leola F. Steffe - lived in one unit - permit to remodel from two to three units in 1945 - only two units on 1956 map 1956 Sanborn map: flats (apartments) (2 units) - 2 story - extant Current use: single family house - rental	c.1907 Foursquare (2 story)	Walls: frame - wood Foundation: concrete block (rusticated)? Roof: hip roof - asphalt shingles  Architect/builder: - Porch: full porch - rusticated concrete block columns with shingled wood tops Windows: 1/1 wood windows Architectural details: square 2nd story oriel windows, gable-roof dormer with Craftsman detail, two-story side bay window with gable roof, wide eaves, wood shingled mid-story, arch gable window Modifications: Historic: -; Non-historic: - Garage: none Other site features: -

## Historic Preservation Ordinance

### Section 14.01.060 Certificate of Appropriateness Review Process

**C. Commission review process** - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

**D. Design criteria to implement review standards.** When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.