

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, September 9, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
  1. Consideration of the August 12, 2025 meeting minutes.
- III. Communications
- IV. Old Business
- V. New Business
  1. Case COA25-12: Request for rehabilitation of the porches and installation of gutters at 512 East 6th Street. The Henry H. Smith-J.H. Murphy House is a locally listed historic landmark. Donna Martin, petitioner. [Ward 3]
- VI. Other Business
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: October 14, 2025

City of Davenport

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

**Action / Date**  
**9/9/2025**

Subject:  
Consideration of the August 12, 2025 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The August 12, 2025 meeting minutes are attached.

Attachments:  
1. Meeting Minutes 8-12-25

# HISTORIC PRESERVATION COMMISSION MEETING MINUTES

## CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 12, 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, McGivern, Eaton, Adams, Gomez

Excused: Kretz, Hoff

Staff Present: Reu, Werderitch

### II. Secretary's Report

1. Consideration of the July 08, 2025 meeting minutes.

Motion by Gomez, second by Eaton, to approve the July 08, 2025 meeting minutes.

Minutes were unanimously approved by voice vote (4-0-1).

### III. Communications

1. The Gold Coast-Hamburg Historic District Association is hosting the Gold Coast Brunch & Gardens event on Saturday, September 13, 2025. The Event is ticketed and starts at 9:00 am. Contact Sara Bartholomew (563) 940-6188. Funds from the event will go to projects educating students about native pollinators, birds, bugs, and native plants in urban landscapes.

### IV. Old Business

### V. New Business

1. Case COA25-11: Request to replace wooden deck at 521 West 6th St. The Dr. Gustav Hoepfner House and Office is located within the Hamburg Local Landmark Historic District. Peter Theis, petitioner. [Ward 3]

Staff summarized the history of the property and application to replace and repair the wooden deck at the rear of the house.

Staff recommended approval of the Certificate of Appropriateness to replace the wooden deck at 521 W 6th 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:

- a. 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.

Peter Theis, applicant, was in attendance to answer questions.

Commissioners made no question to the applicant.

Motion by Adams, second Gomez by to approve COA25-08 in accordance with the submitted materials. Motion passed by a roll call vote (4-0-1).

2. Case DNRHP25-03: Request for demolition of the detached garage at 2534 East 18th Street. The property is located within the McClellan Heights National Historic District. Kathleen Herd Conway, petitioner. [Ward 5]

Staff summarized the history of the property and application to demolish the detached garage.

Staff recommended the Historic Preservation Commission approve Case DRNHP25-03, being the request to demolish the detached garage at 2534 East 18th Street.

Finding: The structure does not meet the criteria in Section 14.040.B of the Davenport Municipal Code.

Kathleen Herd Conway, applicant, was in attendance to answer questions. The applicant commented on the other garages in the alley, stating that they are new builds.

Commissioners inquired if the applicant has attempted to repair the garage. The applicant said they have repaired the garage multiple times since moving to the property.

Motion by Adams, second by Gomez, to approve Case DNRHP25-03 in accordance with the submitted materials. Motion passed by a roll call vote (5-0).

VI. Other Business

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 5:30 pm.

IX. Next Commission Meeting: September 09, 2025

City of Davenport

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

**Action / Date**  
**9/9/2025**

Subject:

Case COA25-12: Request for rehabilitation of the porches and installation of gutters at 512 East 6th Street. The Henry H. Smith-J.H. Murphy House is a locally listed historic landmark. Donna Martin, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to rehabilitate the porches at 512 East 6th Street in accordance with the submitted material, subject to the following conditions:

1. To the greatest extent practicable, replacement porch features shall match the old in design, color, texture, visual qualities, and materials.
2. As the design for the rehabilitation of the porches progresses, any substantial modifications shall require a separate Certificate of Appropriateness Application and review by the Historic Preservation Commission.

While the K-style gutter system represents a functional maintenance upgrade that will help ensure the structure remains in good repair, it is not historically accurate for the building. A Yankee gutter system would be more consistent with the historic character of the property and would result in less visual impact. Therefore, greater consideration is merited by the Commission. Should the Commission find the replacement gutters acceptable, staff recommend that they be finished to match adjacent trim color in order to minimize visual impact.

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 Smith-Murphy House is a rare surviving example of an octagon house in Iowa and represents the earliest known structure in the state constructed according to the design principles of Orson S. Fowler, the foremost advocate of the octagon form. The house incorporates Fowler's recommended "plank wall" construction method and follows a floor plan adapted from the Howland House, illustrated in his 1853 publication A Home for All. Although

subsequent alterations have diminished some of the original Italianate detailing, the distinctive octagonal form and core design remain intact.

The Smith-Murphy House is also significant for its association with two of Davenport's earliest residents. The first owner, Henry H. Smith, was among the City's first entrepreneurs and represents the period of rapid growth during the 1850s. Since few buildings from this formative era survive, the historic value of the property is further enhanced. The house was later occupied by J.H. Murphy, an attorney, adding to its historical associations with prominent local figures.

**Request:** Rehabilitate the east, south, and west porches. Install gutters on the octagon portion of the home.

**Scope of Work:**

1. Rehabilitation of the east, south, and west porches:
  - Repair or replacement-in-kind of deteriorated wood elements, including flooring, decking, and structural supports.
  - Restoration of missing or damaged railings and balusters based on historic documentation and physical evidence.
  - Retention of original decorative trim where feasible, with selective replacement using matching materials and profiles.
  - Refinishing of all porch components with historically appropriate paint colors consistent with the period of construction.
  - Reroof the porches using a rubber membrane with dark-dull flashing.
  - Integrate and reconstruct the Yankee gutter systems on each porch roof.
2. Installation of K-style gutters and downspouts on the octagon portion of the home. The brown gutter system will be topped with gutter guards.

**Project Review: Porches**

The applicant proposes the rehabilitation of the three porches located on the east, south, and west elevations. Each porch is approximately six feet in depth by twelve feet in width, or 72 square feet. These elevated porches are integral to the architectural character of the structure and contribute to its overall historic significance. Therefore, careful rehabilitation is required for both historic preservation and compliance with building and safety codes.

The porches exhibit signs of deterioration consistent with age and exposure, including weathered wood, structural weakness in certain supports, and the loss of some decorative elements. Original materials are present in varying conditions, though later repairs and alterations are evident. Presently, each porch has a different roofing material: wood, rubber membrane, and tin. Reroofing all three porches with a rubber membrane serves a practical purpose of protecting the structure, as well as facilitating the rehabilitation of the Yankee gutter system. It is also important to note that the home sits on an elevated lot, preventing visibility of the roofing material from street level.

The structural integrity of the porches are also in question, given the noticeable bowing of the columns on the west porch. Common causes of settling include poorly compacted soils, erosion, or drainage issues. In addition to being an aesthetic issue, this can also create a potential

safety hazard for future residents. The applicant's intent is to reconstruct the piers with concrete and reuse the existing split-face blocks to face the columns. The original piers appear to be composed of brick, which were subsequently parged. Replacing these columns with concrete can replicate the nonhistoric appearance while providing structural integrity to the porch. The owner's intent is to reuse the split-face block. If not salvageable, replacement split-face block should be used to replicate the current feature. Once rehabilitation is completed, the finished appearance should resemble the original scale and design of the octagon house. The proposed Certificate of Appropriateness seeks to remedy these structural concerns while respecting the historic character of the original porches.

The south (front-facing) porch is currently in the best condition of the three porches and will serve as the primary reference point for restoration efforts. Evidence from this porch will be used to guide the rehabilitation of the east and west porches, specifically regarding the replacement of missing railings and spindles. Staff recommend that the new materials replicate the historic design, scale, and appearance observed on the south porch to ensure consistency and maintain a uniform architectural character.

As part of the proposed work, porch ceilings will be reframed as needed and finished with wood boards to match the appearance of the existing south porch ceiling. Decorative wood elements will be repaired where possible or replaced in-kind if deterioration prevents repair. Overall, the proposed scope of work is consistent with Davenport's Historic Preservation Ordinance and is intended to preserve the historic integrity of the structure.

The proposed rehabilitation emphasizes repair over replacement, consistent with the Secretary of the Interior's Standards for Rehabilitation. Where replacement is necessary, the use of in-kind materials and historically accurate detailing will help ensure compatibility. The project will stabilize the porches, restore missing features, and extend their useful life without compromising historical integrity.

Porches are a defining feature of octagon houses, serving both functional and stylistic roles. On the Smith–Murphy House, the porches help articulate the unusual eight-sided plan while reinforcing its Victorian-era design character. Maintaining the integrity of these elements is essential to preserving the building's architectural significance.

### **Project Review: Gutters**

The Henry H. Smith–J.H. Murphy House currently does not have gutters or downspouts on the octagon portion of the structure. Installing a gutter system would assist in directing water away from the foundation and walls, helping to preserve the building and keeping it in a good state of repair.

For octagon houses constructed during the Victorian era, gutters commonly featured half-round profiles or built-in, concealed systems such as box gutters and Yankee gutters. Materials ranged from mass-produced metals to more traditional cast iron. The geometry of the octagonal roof form required careful placement of downspouts, typically at each corner, to ensure proper drainage.

Historic records indicate that this property originally had Yankee gutters with downspouts located at the edges of the octagon. A 1966 building permit documents the removal of the

Yankee gutters and soffit and their replacement with a steel box gutter system. At some point thereafter, the gutters were removed entirely, possibly when the roof was last replaced.

While reconstructed Yankee gutters would be the most historically accurate solution, they may present challenges related to design, installation, and cost. K-style gutters, though not historically appropriate for an 1850s residence, became standard in the United States by the mid-20th century due to their affordability, durability, and ability to carry greater water volume. Another benefit of this drainage system is that the existing roof does not need to be altered for the installation. Architecturally, the front face of a K-style gutter is designed to imitate a crown molding profile, which allows it to blend with fascia detailing. When painted to match adjacent trim and installed discreetly, K-style gutters can provide a functional solution without overwhelming the building's historic character.

Staff advise the Historic Preservation Commission to discuss the appropriateness of K-style gutters for this property. Should the Commission find them acceptable, staff suggests that they be finished to match adjacent trim color in order to minimize visual impact.

Attachments:

1. Application
2. Background Materials & Photos
3. Building Permit-1966
4. Yankee vs K-Style Gutters Fact Sheet
5. Historic Property Inventory Sheet
6. Historic Preservation Ordinance Review Standards



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

Office 563.326.6198  
 planning@davenportiowa.com

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

512 E 6th St  
 Smith  
 Murphy  
 SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)  
 Repair of 3 porch roofs  
 Repair of cement & block columns

**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

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

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

(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 not constitute 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)

Application Name | Company Name  
 Donna J. Martin  
 Address  
 420 W. Garonne St  
 City | State | Zip  
 Blue Grass IA 52726  
 Phone  
 563 343 9164  
 Secondary Phone  
 N/A

E-Mail Address  
 martindi.martin7@gmail.com

**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.

Type Applicant's Name here to serve as a signature \_\_\_\_\_ Date \_\_\_\_\_

**Property Owner**

Donna J. Martin  
 Address  
 420 W Garonne St, BG  
 Phone  
 563-343-9164  
 Secondary Phone  
 E-Mail Address  
 martindi.martin7@gmail.com

**Project Manager/Other**  
 Richard Louck Kyle Miller

Address  
 Next page  
 Phone  
 Secondary Phone  
 E-Mail Address

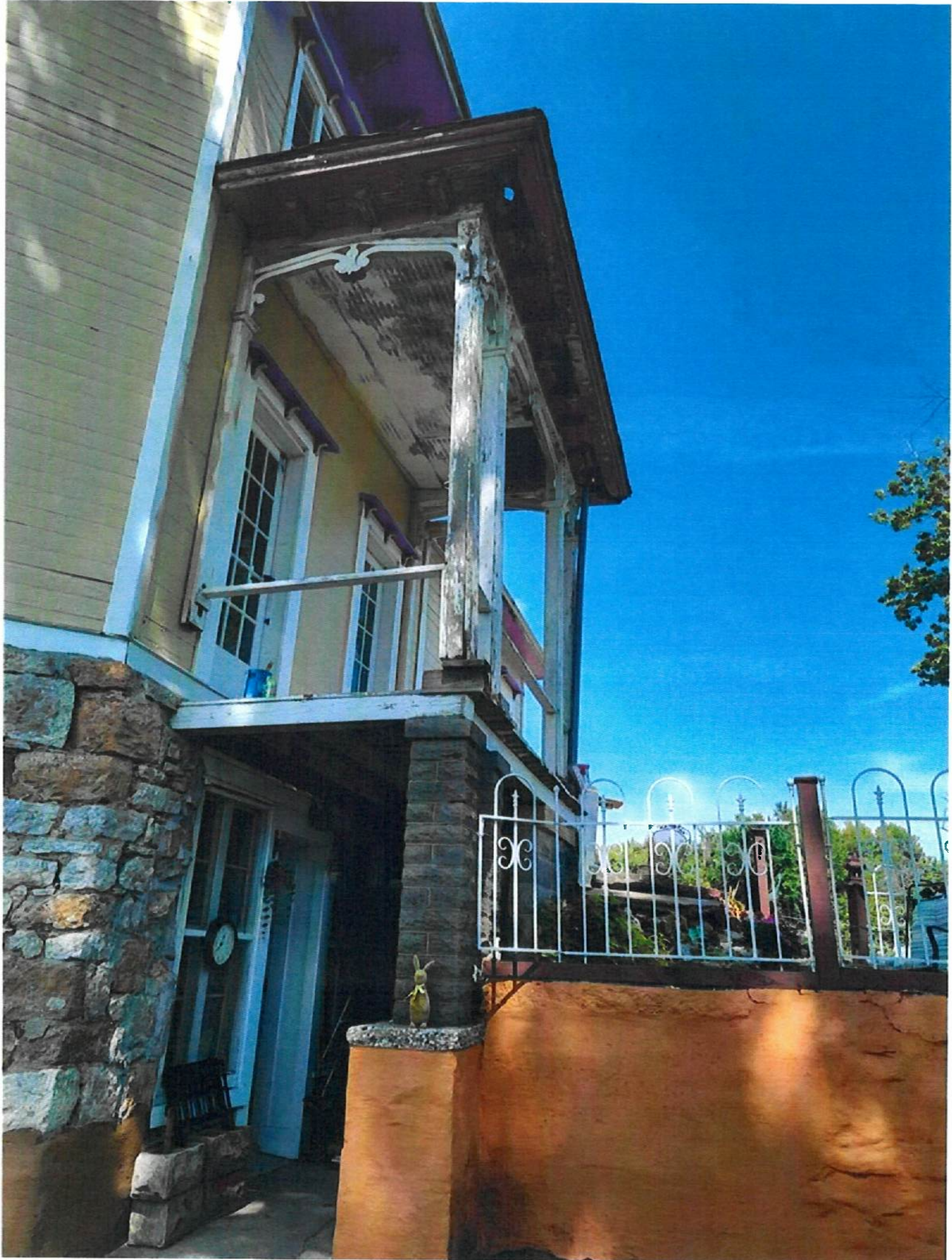
This week I had a workshop with Matthew Werderitch and Miram and Jack McGinnus, I wanted to repair the three (3) porch roofs with steel roofing. After our phone workshop, I now know my octagon house roofs should have Yankee gutter with either rolled or rubber roofing with dark-dull flashing. I am wanting to follow the Historical Committee's guidance. These will be installed by Kyle Miller from Park View (563-210-9123). Kyle has had over 15 years of experience.

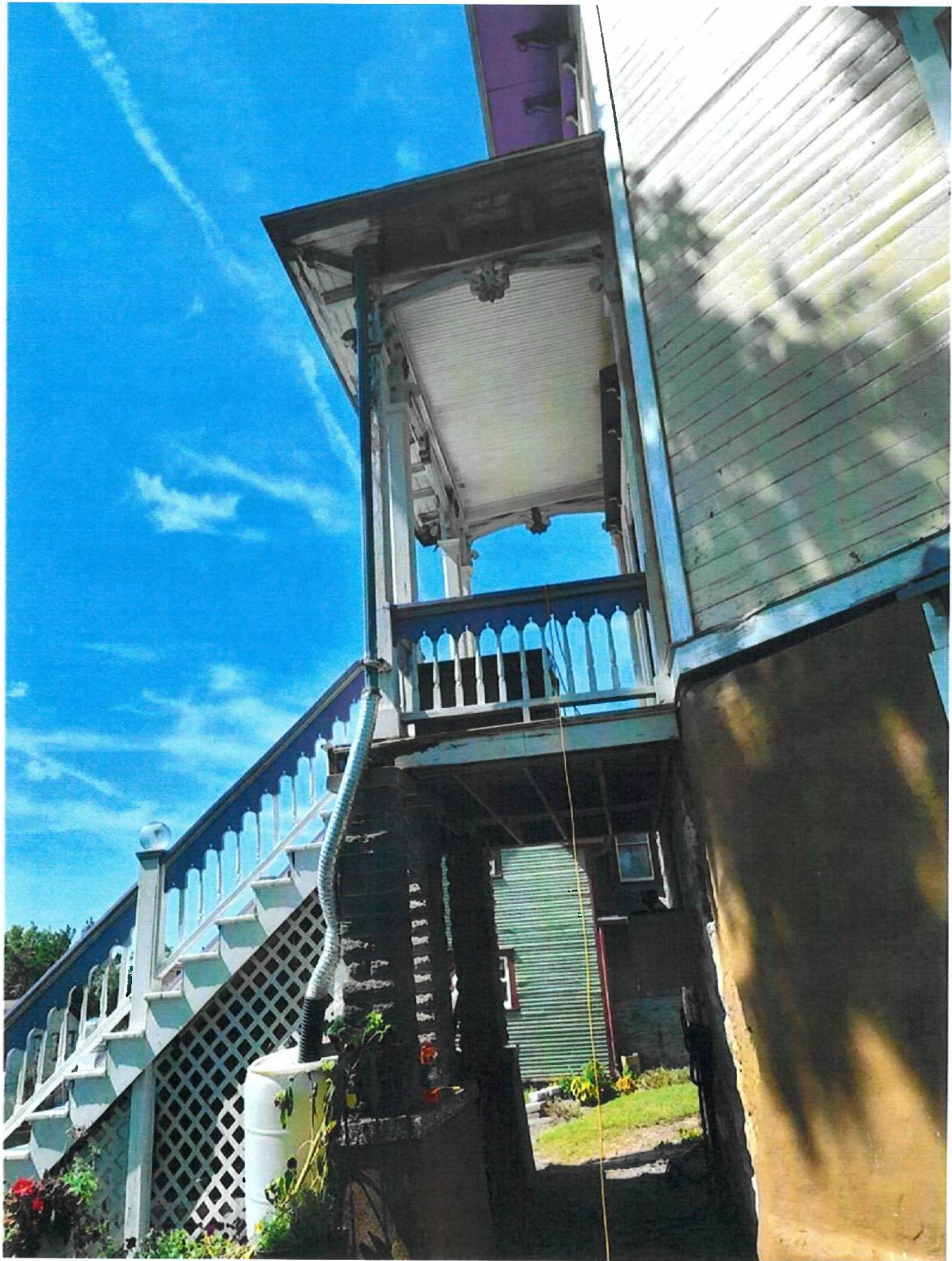
The second item is the three columns that need repair plus the west roof base structure. The rebuild will include sistering rafters using wood from the original house. This work will be done by Richard Louck from McCausland, Iowa (563-209-6174). Richard Louck has worked over 20 years with various concert companies. Richard will be using reclaimed materials from the octagon house or materials that match from other old homes.

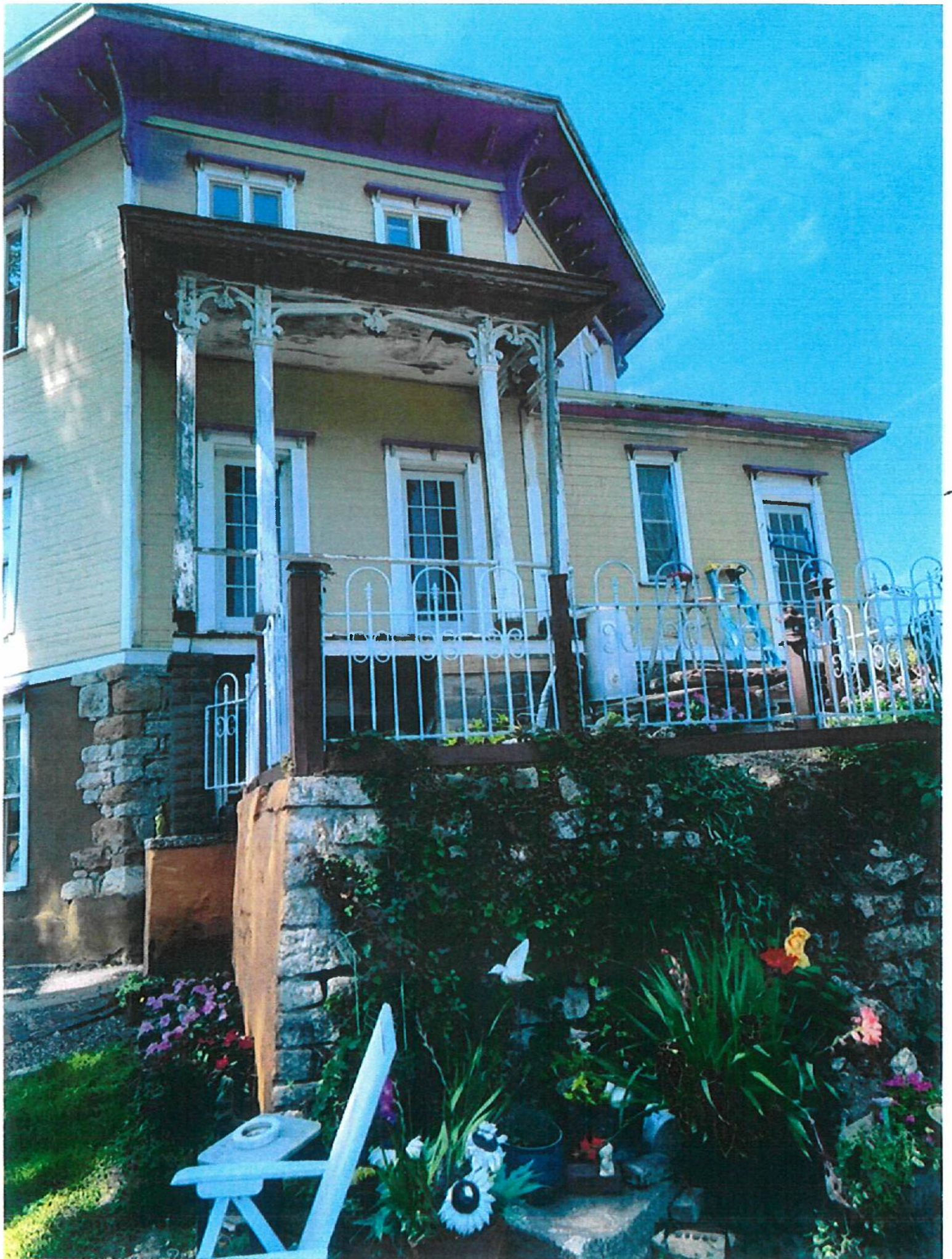
To keep the rain water from causing more damage, I want approval to install K-gutters to the top roof and the north roof using brown colored K-gutters and topping with gutter guides. Kyle will do the installation and wood repair. The down spouts will be installed on the north or back of the house. The purpose is to direct the rain water away from the porches on the front of the house since the Yankee gutters are not very deep.

The details on the porches will be taken down, stripped of the old paint, sanded, cleaned and painted the original white. The wood columns will be either sanded or replaced to complete the original look. The handrails and spindles will be replaced or restored with materials matching the original.

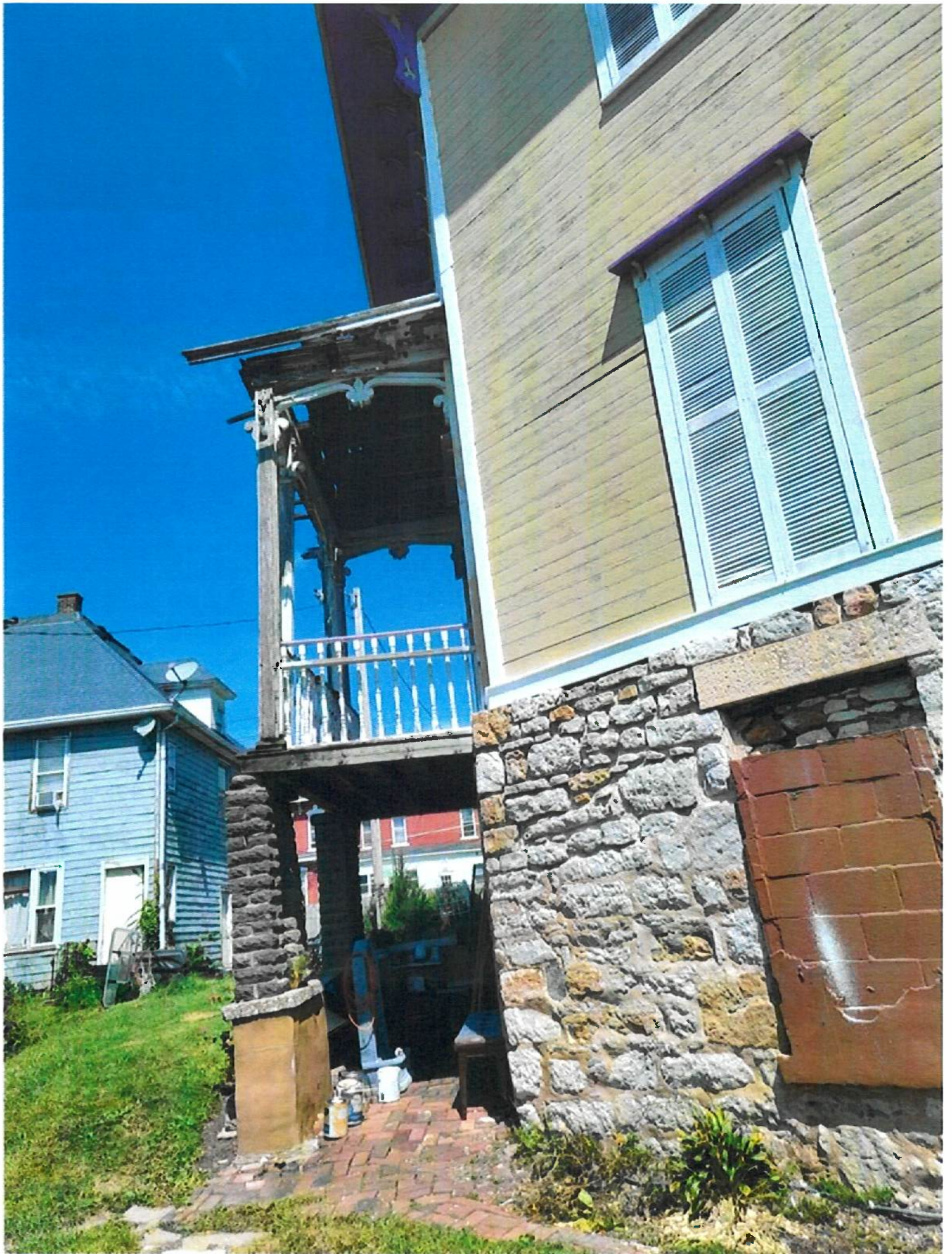
This work will restore the outside of the Octagon House











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[Warranty](#)

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- Manufacturer may vary

- Additional packaging and handling charges may be required



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- No fumes during application, eliminating odors caused by adhesives and hot asphalt

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Variation: Slate Gray

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- Ideally suited for residential low-slope applications such as porches and carports or as flashing materials
- No fumes during application, eliminating odors caused by adhesives and hot asphalt
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- Peel and stick selvage results in instant, watertight lap bond
- Excellent granule adhesion

#### Additional Resources

[Safety Data Sheets \(SDS\)](#)

[Technical Specifications](#)

[Installation Instructions](#)

[Assembly Instructions](#)



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 41 People have purchased this in the past week.

- LeakBarrier® EasyBase™ is designed as a base sheet for self-adhering membrane systems
- No fumes during application, eliminating odors caused by adhesives and hot asphalt
- 30-40% quicker installation than conventional application

[View More Information >](#)

## Sold in Stores

 Not available at [Davenport](#)

 [Check Another Store for Availability](#)

 [Share](#)

LeakBarrier® EasyBase™ is a premium, SBS-modified bituminous base sheet for use in most low slope and steep slope roof system applications. LeakBarrier® EasyBase™ is a perfect alternative to the application of roofing using conventional application methods of torching, hot asphalt mopping, or using cold applied adhesives.

#### Features

- LeakBarrier® EasyBase™ is designed as a base sheet for self-adhering membrane systems
- No fumes during application, eliminating odors caused by adhesives and hot asphalt
- 30-40% quicker installation than conventional application
- Self-adheres to the deck and around fasteners for greater strength and stability
- UV-resistant polyolefinic film surface

#### Additional Resources

[Safety Data Sheets \(SDS\)](#)

[Technical Specifications](#)

[Assembly Instructions](#)

Brand Name: Tarco



**\*Please Note:** The 11% Rebate\* is a mail-in-rebate in the form of merchandise credit check from Menards, valid on future in-store purchases only. The merchandise credit check is not valid towards purchases made on MENARDS.COM®. \*Price After Rebate\* is the Price or Sale Price, minus the savings you can receive from an 11% Mail-in Rebate\* in the form of an in-store merchandise credit check. The 11% Rebate\* is not a point-of-sale discount on any item purchased. Participating customers must mail their rebate receipt and completed rebate redemption form to the address on the redemption form to receive their merchandise credit check. See redemption form for details. Limited to stock on hand. First come, first served. Future sale price adjustments, exchanges and merchandise returns will void the 11% rebate on the items adjusted, exchanged and/or returned. Rebate is valid on special ordered products but does not extend to the special ordering of any normally stocked items. Not good with any other coupons or offers except Menards® coupons, Menards rebates and manufacturers' coupons. Multiple receipts may accompany one rebate certificate. Menards® reserves the right to limit purchases of any and all items to reasonable job lot quantities. Excludes event tickets, gift cards, propane purchases, delivery and handling charges, all rental items, KeyMe®, re-keying services, processing fees, service and labor fees, packaging charges and extended service agreements. By submitting any rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com)

Used for Gutter eave & Flashing

# 10" x 10' White/Black Reversible Aluminum Trim Coil

Model Number: TC10-10WH-BL | Menards® SKU: 1573236



EVERYDAY LOW PRICE

11% REBATE\* Good Through 9/1/25

PRICE  
AFTER  
REBATE\*

\$22.99

\$2.53

\$ **20**<sup>46</sup> each

You Save \$2.53 After Mail-In Rebate\*

33 People have purchased this in the past week.

- Versatile flashing for window, siding, deck, or custom flashings
- Protects exposed wood from weather and sunlight damage
- Easy to cut, bend, and shape

[View More Information >](#)

Size: 10" x 10'

## Sold in Stores

10 In-Stock at [Davenport](#)  
Item located in Aisle 286 Section D

[Check Another Store for Availability](#)

Share

Sell Even painted trim coil can be used in a variety of ways, including trim around windows and doors, flashing around skylights and dormers, and hobby or household applications. It features a smooth finish and is easy to cut, bend, and shape.

#### Features

- Versatile flashing for window, siding, deck, or custom flashings
- Protects exposed wood from weather and sunlight damage
- Easy to cut, bend, and shape
- Use hand brake to create your own custom trims
- Durable aluminum with a polyester baked-enamel finish
- Ideal for home protection against humidity and water
- Suitable for use at the roof deck level or below
- This item is not for sale to these Provinces, States, or Territories: HI, AK

#### Additional Resources

[Technical Specifications](#)

[Warranty](#)

Click here to see more products from [SELL EVEN](#)



**\*Please Note:** The 11% Rebate\* is a mail-in-rebate in the form of merchandise credit check from Menards, valid on future in-store purchases only. The merchandise credit check is not valid towards purchases made on MENARDS.COM®. "Price After Rebate" is the Price or Sale Price, minus the savings you can receive from an 11% Mail-in Rebate\* in the form of an in-store merchandise credit check. The 11% Rebate\* is not a point-of-sale discount on any item purchased. Participating customers must mail their rebate receipt and completed rebate redemption form to the address on the redemption form to receive their merchandise credit check. See redemption form for details. Limited to stock on hand. First come, first served. Future sale price adjustments, exchanges and merchandise returns will void the 11% rebate on the items adjusted, exchanged and/or returned. Rebate is valid on special ordered products but does not extend to the special ordering of any normally stocked items. Not good with any other coupons or offers except Menards® coupons, Menards rebates and manufacturers' coupons. Multiple receipts may accompany one rebate certificate. Menards® reserves the right to limit purchases of any and all items to reasonable job lot quantities. Excludes event tickets, gift cards, propane purchases, delivery and handling charges, all rental items, KeyMe®, re-keying services, processing fees, service and labor fees, packaging charges and extended service agreements. By submitting any rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com) &

Water egress - Bent Trim Coil Applied under wood siding & Rubber roofing on both types of roofing.

3" x 3" x 10' Brown Angle Flashing  
Model Number: 1571038 | Menards® SKU: 1571038



EVERYDAY LOW PRICE

\$13.99

11% REBATE\* Good Through 9/1/25

\$1.54

PRICE  
AFTER  
REBATE\*

\$12.45 each

You Save \$1.54 After Mail-In Rebate\*

39 People have purchased this in the past week.



Additional Packaging/Handling Charges May Apply.

- Protects your home
- Creates a barrier where your wall meets the roof
- Can be cut up for step flashing

[View More Information >](#)

Variation: Brown

**FREE SHIPPING TO STORE!**

**Pick Up At Store** Available By 09/10/2025

7 In-Stock at [Davenport](#)  
Item located in Aisle 286 Section C



Check Another Store for Availability

Share

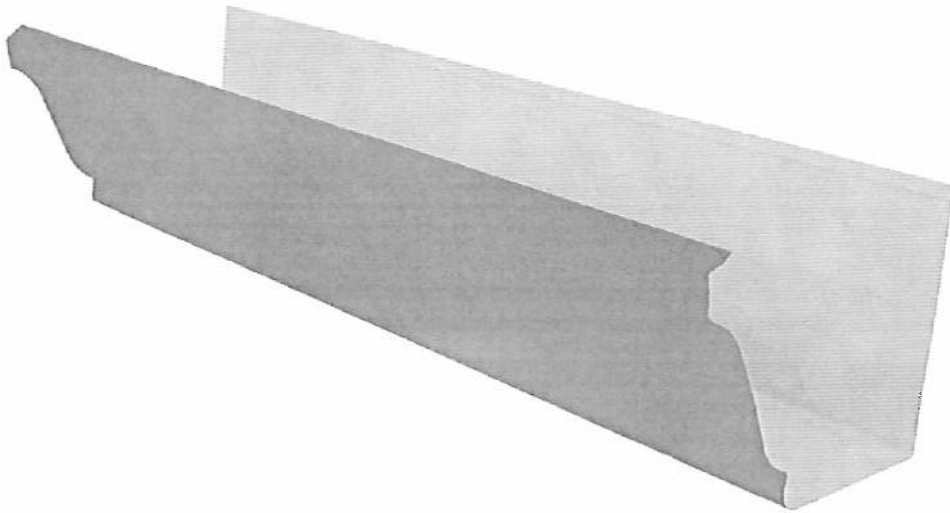
**PICK UP AT PLANT**

For your convenience, this product can be picked up at the plant.

# Premium Pro-Steel® 6" x 10' Matte Dover Gray K-Style Steel Gutter

Designer Steel Series

Model Number: DOVER-GRAY\_1581010-93 | Menards® SKU: 1581010



EVERYDAY LOW PRICE

11% REBATE\* Good Through 9/1/25

PRICE  
AFTER  
REBATE\*

\$37.79

\$4.16

**\$33<sup>63</sup>** each

You Save \$4.16 After Mail-In Rebate\*

ADD TO CART



! Additional Packaging/Handling Charges May Apply.

- Low sheen Matte paint system
- Limited lifetime paint warranty
- 018" nominal thickness after painting

[View More Information >](#)

**Variation:** Matte Dover Gray

**FREE SHIPPING TO STORE!**

**Pick Up At Store** Available By 09/11/2025

••• Available for Special Order at [Davenport](#)

•••

••• Share



For your convenience, this product can be picked up at the plant.

The Designer Steel series features enhanced paint technology that creates a rich, soft appearance, while still delivering the performance and durability of steel.

It's designed to fit with 6-inch fascia and is quick and easy to install. These K-Style Gutters have 58 percent more capacity than 5-inch gutters. They also have all the accessories available to give you a professionally finished look.

#### Features

- Low sheen Matte paint system
- Limited lifetime paint warranty
- 0.18" nominal thickness after painting
- Handles 58% more volume than a 5" gutter
- Steel is the most durable gutter material available
- Residential or commercial use
- Available in matching steel roofing colors

#### Additional Resources

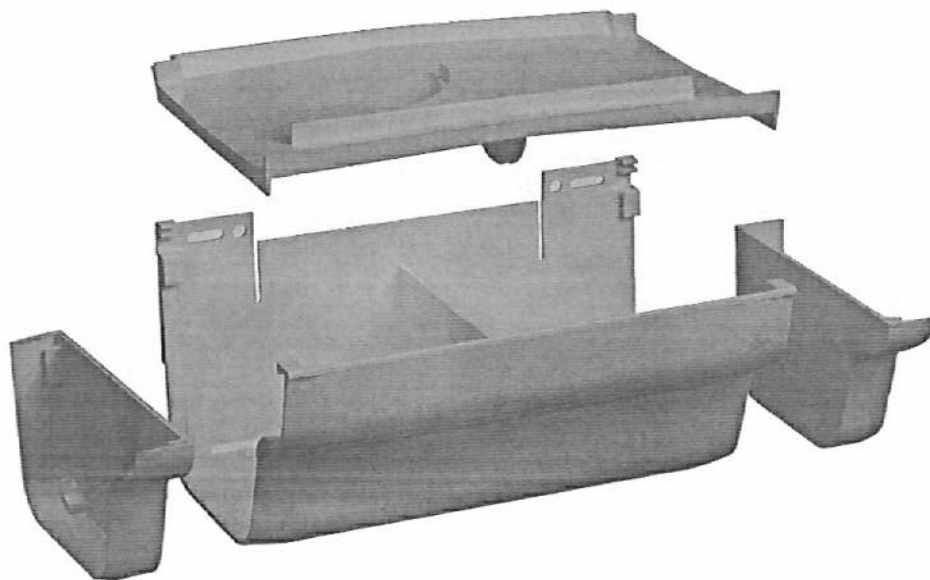
[Installation Instructions](#)

Brand Name: Premium Pro-Steel

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# KP K-Snap® Brown Vinyl Expansion Connector

Model Number: K03402 | Menards® SKU: 1581478



EVERYDAY LOW PRICE

11% REBATE\* Good Through 9/1/25

**PRICE  
AFTER  
REBATE\***

\$10.99

\$1.21

**\$ 9<sup>78</sup>**  
each

You Save \$1.21 After Mail-In Rebate\*

ADD TO CART



- Allows the gutter to expand and contract
- Can be used instead of a drop outlet for long runs
- Provides a seamless look

[View More Information >](#)

**Variation:** Brown

**FREE SHIPPING TO STORE!**

**Pick Up At Store** Available By 09/13/2025



Available for Special Order at [Davenport](#)



Share

Only needed on long expanses of more than 25 feet (7.66 meters) between corners where there is no downspout, the KP K-Snap® expansion connector allows for free expansion of the gutter. Two K31 screws are required for installation.

#### Features

- Allows the gutter to expand and contract
- Can be used instead of a drop outlet for long runs
- Provides a seamless look
- Do not cement the gutter to this fitting
- No rusting, denting, or peeling.
- Easy to install

#### Additional Resources

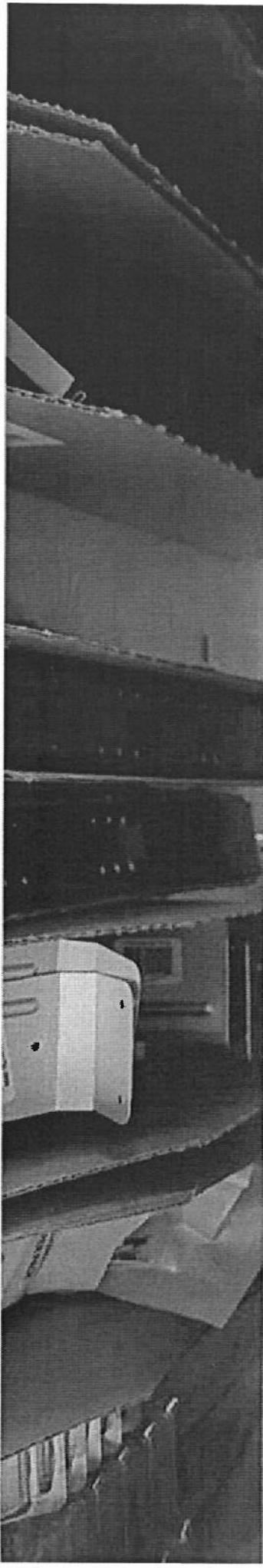
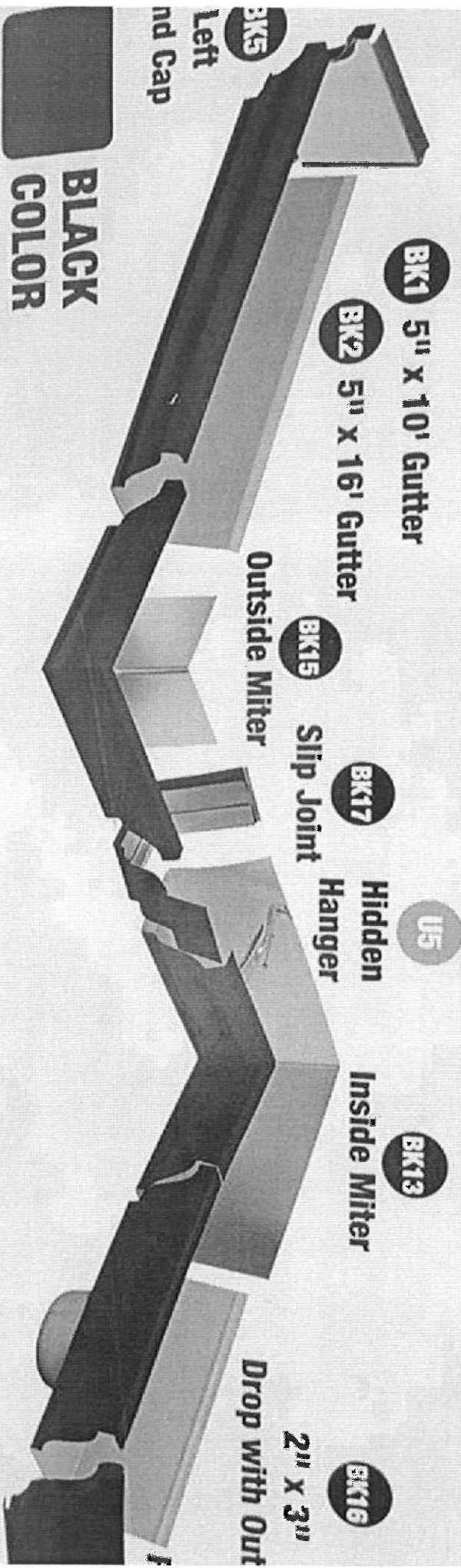
[Safety Data Sheets \(SDS\)](#)

[Installation Instructions](#)

[Click here to see more products from KP](#)

**\*Please Note:** The 11% Rebate\* is a mail-in-rebate in the form of merchandise credit check from Menards, valid on future in-store purchases only. The merchandise credit check is not valid towards purchases made on MENARDS.COM®. \*Price After Rebate\* is the Price or Sale Price, minus the savings you can receive from an 11% Mail-in Rebate\* in the form of an in-store merchandise credit check. The 11% Rebate\* is not a point-of-sale discount on any item purchased. Participating customers must mail their rebate receipt and completed rebate redemption form to the address on the redemption form to receive their merchandise credit check. See redemption form for details. Limited to stock on hand. First come, first served. Future sale price adjustments, exchanges and merchandise returns will void the 11% rebate on the items adjusted, exchanged and/or returned. Rebate is valid on special ordered products but does not extend to the special ordering of any normally stocked items. Not good with any other coupons or offers except Menards® coupons, Menards rebates and manufacturers' coupons. Multiple receipts may accompany one rebate certificate. Menards® reserves the right to limit purchases of any and all items to reasonable job lot quantities. Excludes event tickets, gift cards, propane purchases, delivery and handling charges, all rental items, KeyMe®, re-keying services, processing fees, service and labor fees, packaging charges and extended service agreements. By submitting any rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com)®

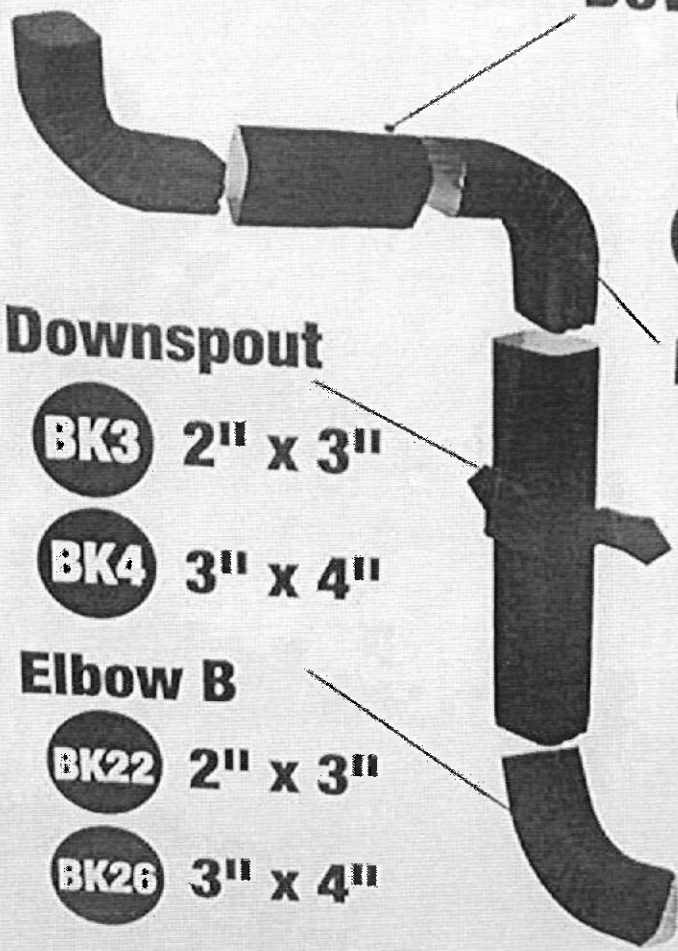
# ter Components



ONE 1/2" DOWNSPOUT  
BROWN ALUM  
785564106023  
158-4506  
BLO

# Downspout Components

## Downspout Extension



**BK24** 2" x 3" x 15"

**BK28** 3" x 4" x 15"

## Downspout

**BK3** 2" x 3"

**BK4** 3" x 4"

## Elbow A

**BK21** 2" x 3"

**BK25** 3" x 4"

**BK8** Downspout Band

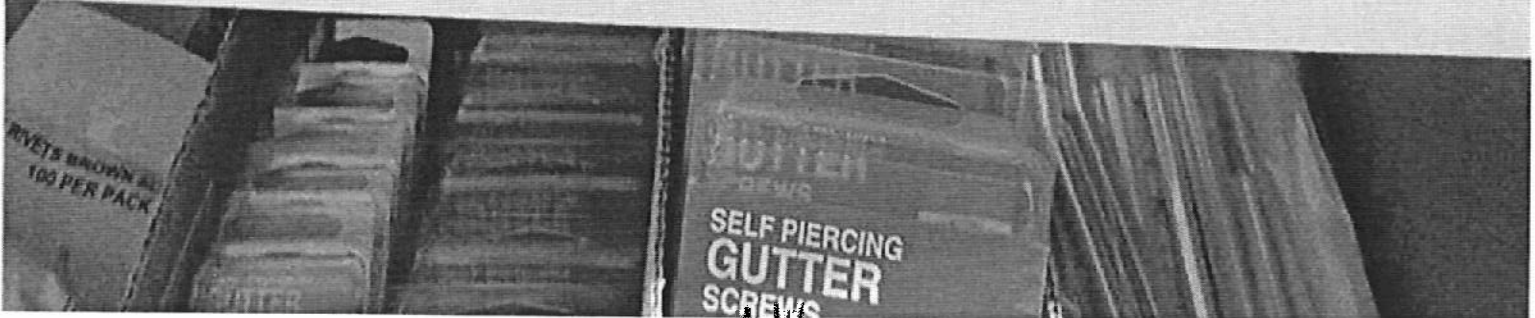
## Elbow B

**BK22** 2" x 3"

**BK26** 3" x 4"

**BK7** 2" x 3" Clip


**BK9** 3" x 4" Clip



Vinyl Soffit

**TRIM COIL**  
24 in. x 50 ft.  
6286 cm x 1524 m

PROFESSIONAL GRADE  
ALUMINUM TRIM COIL  
REVERSIBLE POLYESTER BAKED ENAMEL



**sell-even**  
BUILDING PRODUCTS

165.00

**TRIM COIL**  
24 in. x 50 ft.  
6286 cm x 1524 m

 **PROFESSIONAL GRADE  
ALUMINUM TRIM COIL**  
REVERSIBLE POLYESTER BAKED ENAMEL  
MADE IN THE U.S.A.



**sell-even**  
BUILDING PRODUCTS

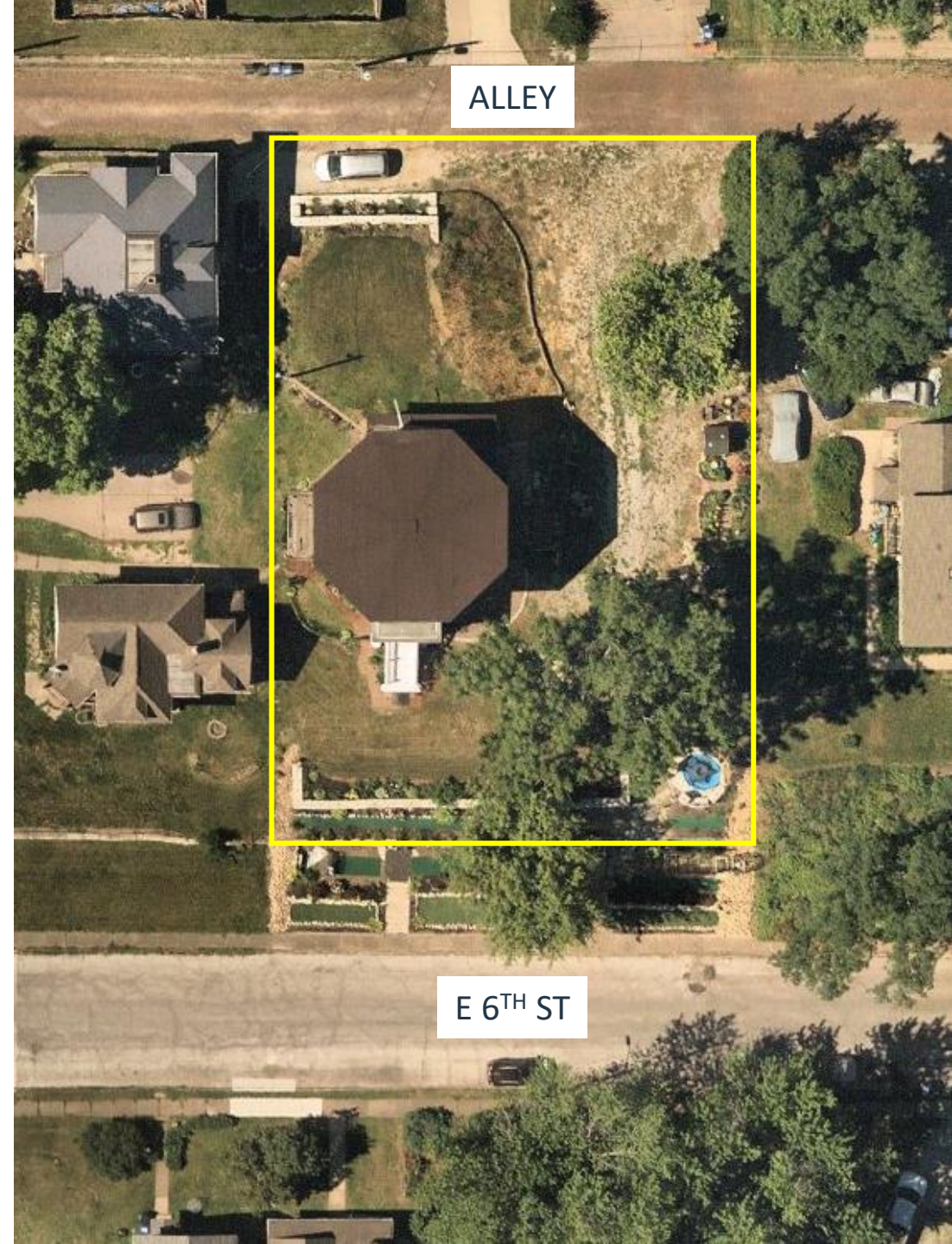
165.00

**TRIM COIL**  
24 in. x 50 ft.  
6286 cm x 1524 m

**sell-even**  
BUILDING PRODUCTS

165.00

# Henry H. Smith- J.H. Murphy House



# Henry H. Smith- J.H. Murphy House

- 2 Story; 8-Sided (Octagon) House
- Built: 1854 (Earliest known octagon house in Iowa)
- Orson S. Fowler – Foremost advocate of octagon form.
- Architectural Style: Italianate
  - Hipped Roof
  - Bracketed Eaves
  - Small Belvedere (Removed)
- Plank Wall Construction
- Main floors sits atop a raised basement level.
- Porches at each of the four cardinal points of the compass. (3 remaining)
- Henry H. Smith: Original owner and one of Davenport's earliest entrepreneurs.
- J.H. Murphy: Second owner and local attorney.



# Request

1. Rehabilitate the east, south, & west porches.
2. Install gutters on the octagon portion of the home.



# Scope of Work: Porches



1. Repair or replacement-in-kind of deteriorated wood elements, including flooring, decking, and structural supports.
2. Restoration of missing or damaged railings and balusters based on historic documentation and physical evidence.
3. Retention of original decorative trim where feasible, with selective replacement using matching materials and profiles.
4. Refinishing and repainting of all porch components.
5. Reconstruct structural support beams.
6. Reroof the porches using a rubber membrane with dark-dull flashing.
7. Integrate and reconstruct the Yankee gutter systems on each porch roof.

# Porch Roofs: Existing Condition



**West Porch**  
Material: Exposed Wood



**South Porch**  
Material: Rubber Membrane



**East Porch**  
Material: Tin

# Porch Ceilings



West Porch



South Porch



East Porch

# Porch Ceilings



South Porch



West Porch



## Design Intent:

- Reconstruct East & West Porch Ceilings to Replicate the South Porch.
- Refurbish all historic woodwork.

# Porch Railings

DAVENPORT  
IOWA | USA



**Design Intent:** Install railings and spindles to match those on the east porch.

# Porch Columns



# Porch Columns

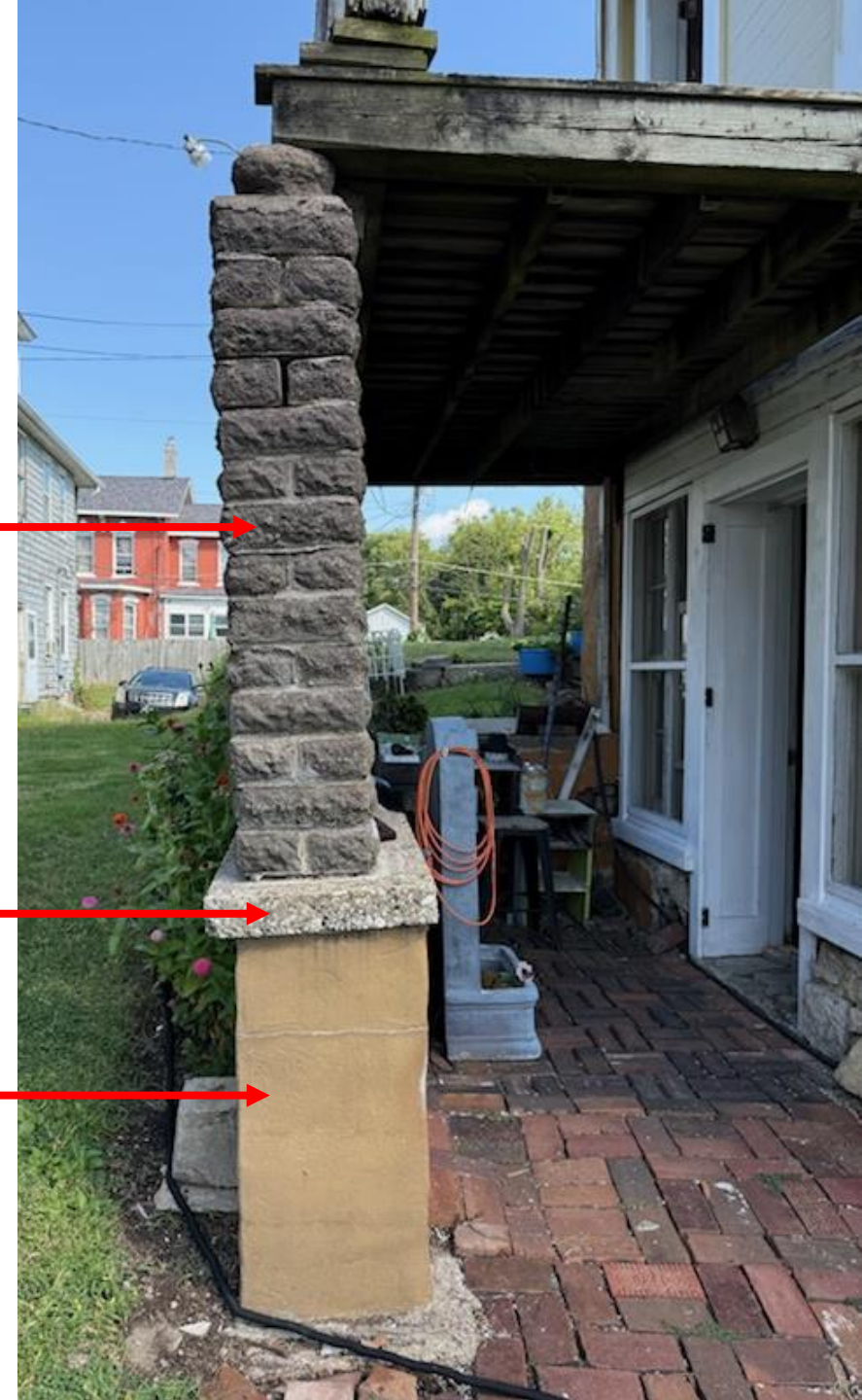
## Scope of Work:

- Remove and reconstruct structural supports.
- Replace parged brick bases with concrete units.
- Repurpose exposed aggregate caps.
- If feasible, reuse split-face concrete blocks. Any replacement units to match the existing to the greatest extent practicable.

Split-Face Concrete Block

Exposed Aggregate Cap

Parged Brick Base



# Gutter Installation

- Request to install brown K-style gutters & downspouts on the main octagon house.
- Staff believe the original home had Yankee gutters.
- Gutters were likely removed when the home was reroofed.
- Gutters were never reinstalled.



1996 Photo of the Octagon House  
Evidence of Downspouts

# Permit History

512 E. 6th St.

Permit #90564  
Iss. 11/25/66

Geo. Rettig-0  
1338 W. 13th St.

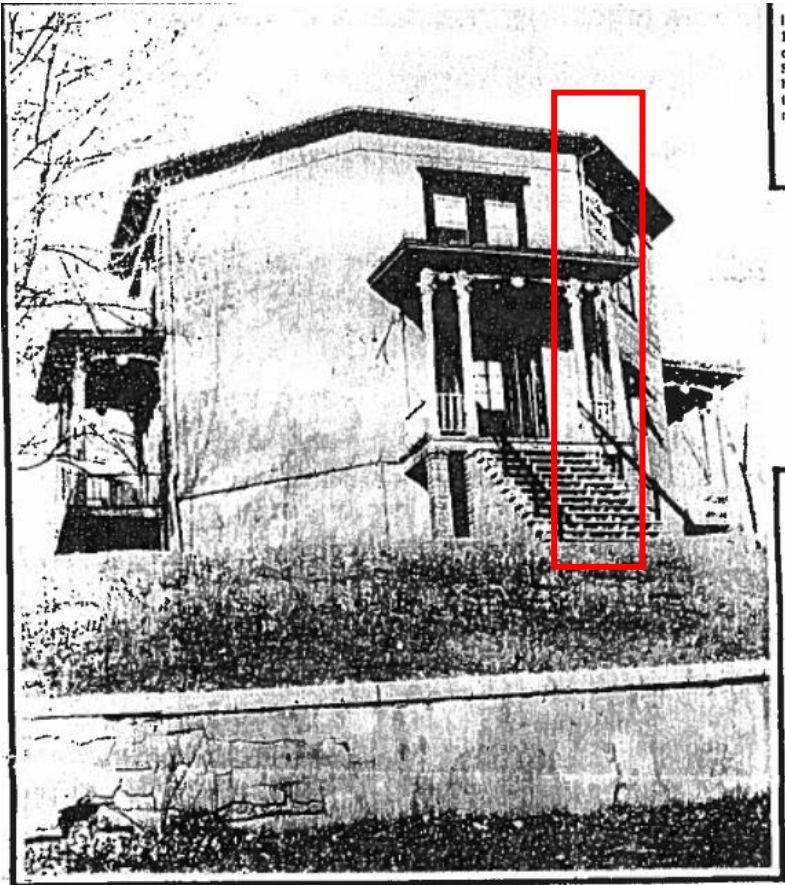
Same-C

Remove yankee gutter & soffit except 14" & cover  
with 1" fascia & install box steel gutter. All  
as per code.

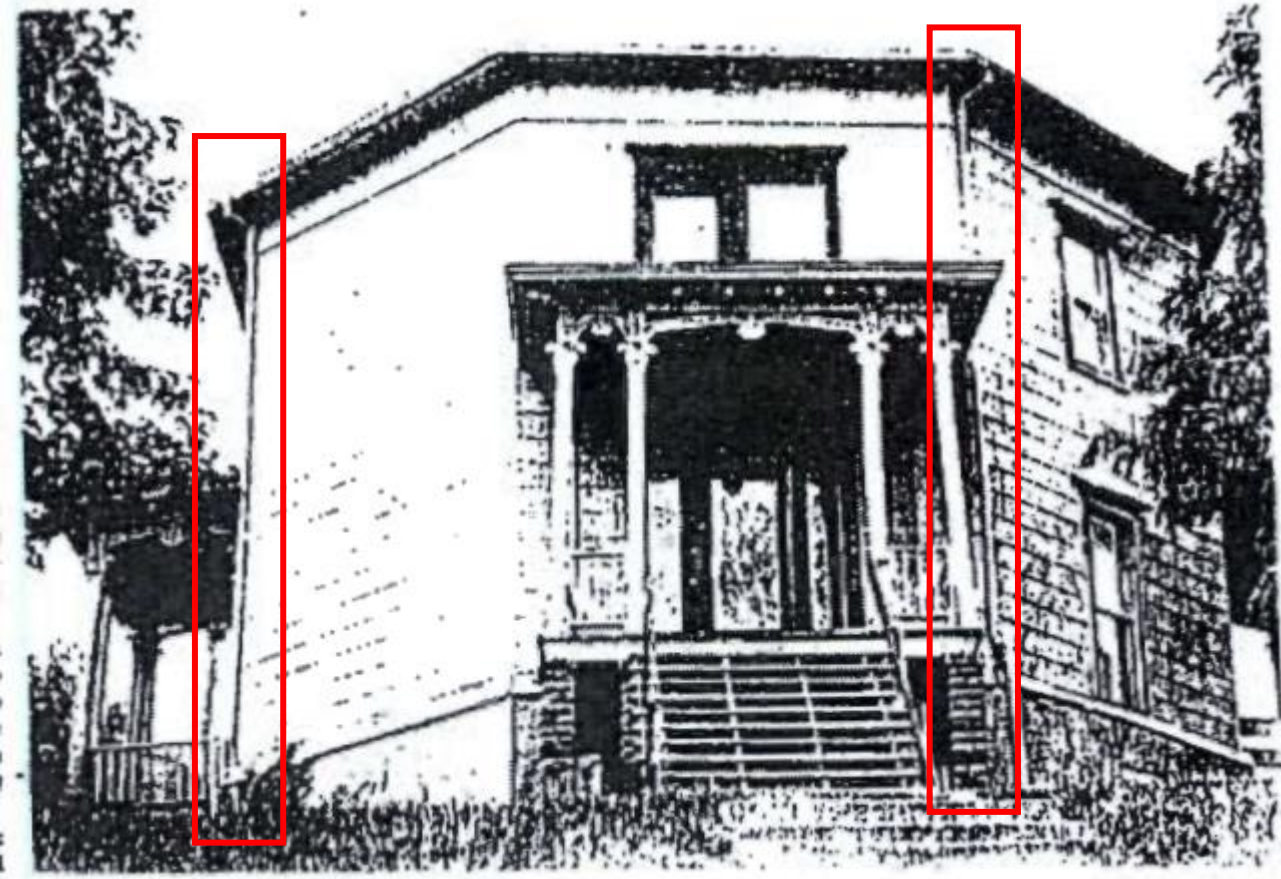
\$300.00

*J. OK. 6-19-67 F.M.*

# Gutters



**1977**



**1981**

# Gutter Systems

Feature	Yankee Gutters	K-Style Gutters
<b>Appearance</b>	Integrated into roof.	Attached to fascia board.
<b>Construction</b>	U-shaped troughs.	Aluminum, steel, or vinyl.
<b>Water Capacity</b>	Often shallow troughs.	High water volume.
<b>Installation</b>	Complex & labor intensive.	Relatively easier installation
<b>Maintenance</b>	Difficult to clean.	Easier to clean.
<b>Durability</b>	Depends on material.	Shape contributes to strength.
<b>Cost</b>	Expensive upfront costs.	Cost-effective.

# Gutter Systems

DAVENPORT  
IOWA | USA



**Yankee Gutter**



**K-Style Gutter**

# Downspout Placement



To minimize visual impact, consider placing downspouts on the side and rear elevations.

512 E. 6th St.

Permit #90564  
Iss. 11/25/66

Geo. Rettig-0  
1338 W. 13th St.

Same-C

Remove yankee gutter & soffit except 14" & cover  
with 1" fascia & install box steel gutter. All  
as per code.

\$300.00

*S. OK. 6-19-67 F.M.*

### Yankee vs. K-Style Gutters

Feature	Yankee Gutter System	K-Style Gutters
<b>Appearance</b>	Integrated into the roofline, often hidden from view along the roofline, offering a seamless look that complements traditional and historic homes.	Resemble the letter "K" when viewed from the side, featuring a flat back and bottom with a decorative front resembling crown molding. They are attached to the fascia board.
<b>Construction</b>	Traditionally constructed as V- or U-shaped wooden troughs, lined with metal, typically copper or terne-coated steel.	Often made from aluminum, but also available in materials like copper, galvanized steel, and vinyl. Aluminum is a common choice due to its balance of cost, durability, and ease of installation.
<b>Water Capacity</b>	While they can handle high volumes of water, their troughs are often shallow.	Designed to handle heavy rainfall, their deeper profile can hold more water compared to other styles like half-round gutters.
<b>Installation</b>	Installation is complex and labor-intensive, often requiring specialized skills due to their integration into the roof structure, which can lead to higher upfront costs.	Relatively easier to install, with the flat back allowing for direct attachment to the fascia board, potentially reducing labor costs. Seamless K-style gutters further minimize the risk of leaks.
<b>Maintenance</b>	Prone to leaks and may need frequent inspections and repairs to prevent water damage and wood rot. Cleaning can be difficult due to their hidden nature. Regular inspection of the metal lining is crucial.	Easier to clean due to their open design, though the K-shape can collect leaves and debris. Requires routine cleaning and maintenance to prevent clogs.
<b>Durability</b>	Copper or stainless steel-lined Yankee gutters can last 50-100 years with minimal maintenance, but issues with cheaper lining materials or a lack of maintenance can lead to problems.	The K-shape contributes to their strength, offering a good lifespan, especially when made from durable materials like aluminum, copper, or galvanized steel.
<b>Cost</b>	Generally, more expensive upfront due to complex installation and specialized skills required. Repair costs can also be higher.	Typically, more cost-effective, both in terms of materials and installation. The national average for K-style gutters is \$26.26 per linear foot, with installation prices ranging from \$11.28 to \$41.25.

## ARCHITECTURAL/HISTORICAL SURVEY

## DAVENPORT, IOWA

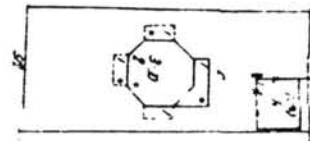
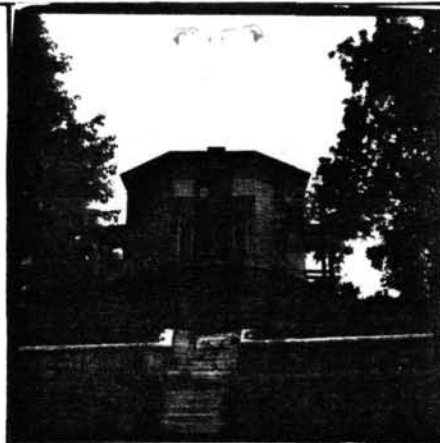
The Architects Office

Wehner, Nowysz, Pottschull and Pfiffner

201 deV building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT  
IOWA DIVISION OF HISTORIC PRESERVATIONSITE # 82-10- 6-E512 MAP # 4

HIST. DIST. \_\_\_\_\_

NAME Henry H. Smith-J.H. Murphy House H CADDRESS 512 E. 6thLEGAL DES. LeClaire's 6th Add. 79 2 E 62'  
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 15 710,219,500 45,998,000 ACREAGE -1 ZONE R-6M  
EASTING NORTHINGOWNER Ronald F. Duncan, Eileen A. Duncan512 E. 6th, Davenport, IATITLE H. George H. Rettig  
(IF DIFF.)

SITE SHEET

## DESCRIPTION

FORM 2 story, 8-sided house CONST. DATE 1854MATERIALS Wood, stone foundation ARCH STYLE ItalianateFENESTRATION Rectangular, in plain surrounds w/small cornicesDIST. FEATURES ShapeALTERATIONS Brackets & belyedere removed; modern siding; foundation faced by concreteSITE & RELATED STR. Elevated lot w/concrete retaining wall

## STATEMENT

The Smith-Murphy House is one of the few remaining octagon houses in Iowa, and the earliest of those that survive built to the precepts of Orson Fowler, the octagon's most influential proponent. This house uses Fowler's recommended "plank wall" construction and a plan adapted from the Howland House, published by Fowler in A Home For All in 1853. Alterations have obscured the original Italianate stylisms, but the basic form remains.

Willet Carroll, Architect

ARCHITECTURE

## SOURCES

Oszuscik, Philippe, "A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa," Ph.D. Dissertation, University of Iowa, 1979, p. 176.

HISTORY

SIGNIFICANCE

This building was associated with one of the city's earliest entrepreneurs - Henry H. Smith. Because so few buildings remain from the 1850's boom period, the value of this structure is enhanced. The house's second occupant, J. H. Murphy, was insignificant attorney.

DESCRIPTION

Henry H. Smith came to Davenport with his wife Mary in 1850. They opened a general store, "Smith's Philadelphia Variety Store," a short time later. As assistant manager, Mary was the city's first female clerk. In 1867 the Smith's sold the variety store and moved to East Davenport to dabble in agriculture. J.H. Murphy, a partner in the law firm, Martin, Murphy and Suksdorf, moved in after a brief vacancy.

SOURCES

City Directories, 1856-57, 1858-59, 1861-62, 1870-71.  
History of Scott County, Iowa, Inter-State Publishing Co., 1882.

ARCHITECTURAL HISTORIAN: Martha Bowers HISTORIAN: MARLYS SVENDSEN - ROESLER SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

- I. ARCH. EVALUATION Good
- II. ENVIR. STATURE Tissue
- III. INT. OF CONTEXT Good
- IV. INT. OF FABRIC Fair

LEVEL OF SIGNIFICANCE:  
 NAT.  STATE  LOCAL  N. ELIG.

HISTORICAL

- I. THEME(S) OF SIGNIFICANCE:  
A. PRIMARY \_\_\_\_\_  
B. SECONDARY \_\_\_\_\_

II. LEVEL OF SIGNIFICANCE:  
 NAT.  STATE  LOCAL

III. NR.H.P.  
ELIGIBLE  NOT ELIGIBLE

HISTORIC DISTRICT CLASSIFICATION

A.  B.  C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED \_\_\_\_\_

2. DATE OF STAFF EVALUATION \_\_\_\_\_

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	<input type="checkbox"/>	<input type="checkbox"/>
NOT ELIGIBLE FOR N.R.H.P.	<input type="checkbox"/>	<input type="checkbox"/>

3. N.R.H.P. ACTION

A. STATE REVIEW COMM. APP.  DISAPP.  TABLED  DATE \_\_\_\_\_

B. FEDERAL REVIEW APP.  DISAPP.  TABLED  DATE \_\_\_\_\_

4. D.H.P. SOURCES  DET. OF ELIGIBILITY

COUNTY RESOURCES  R. & C. \_\_\_\_\_

W'SHIELD SURVEY  DAVENPORT A/H SURVEY

NR.H.P.  \_\_\_\_\_

GRANT \_\_\_\_\_  \_\_\_\_\_

5. SUBJECT TRACES 6. PHOTO

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

1690-3 75/2

- IOWA, Scott County, Davenport, Renwick House (Davenport MRA), 1429 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Riepe Drug Store/G. Ott Block (Davenport MRA), 403 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Roslyn Flats (Davenport MRA), 739 Perry St. (07/07/83)
- IOWA, Scott County, Davenport, Saengerfest Halle (Davenport MRA), 1012 W. 4th St. (07/07/83)
- IOWA, Scott County, Davenport, Schauder Hotel (Davenport MRA), 126 W. River Dr. (07/07/83)
- Henry: IOWA, Scott County, Davenport, Schebler, Richard, House (Davenport MRA), 1217 W. 7th St. (07/07/83)
- IOWA, Scott County, Davenport, Schick's Express and Transfer Co. (Davenport MRA), 118—120 W. River Dr. (07/07/83)
- IOWA, Scott County, Davenport, Schmidt Block (Davenport MRA), 115 E. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Schmidt, F. Jacob, House (Davenport MRA), 2143 and 2147 W. 5th St. (07/07/83)
- IOWA, Scott County, Davenport, Schricker, John C., House (Davenport MRA), 1446 Clay St. (07/07/83)
- IOWA, Scott County, Davenport, Schroeder Bros. Meat Market (Davenport MRA), 2146 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Scott County Jail (Davenport MRA), 428 Ripley St. (07/07/83)
- IOWA, Scott County, Davenport, Sharon, Fred B., House (Davenport MRA), 728 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Shields Woolen Mill (Davenport MRA), 1235 E. River Dr. (07/07/83)
- IOWA, Scott County, Davenport, Simpson, Charles S., House (Davenport MRA), 1503 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Sitz, Rudolph H., Building (Davenport MRA), 2202 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Smith, Alvord I., House (Davenport MRA), 2318 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Smith, Henry H., -J.H. Murphy House (Davenport MRA), 512 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, St. John's Methodist Church (Davenport MRA), 1325—1329 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, St. Joseph's Catholic Church (Davenport MRA), W. 6th and Marquette Sts. (07/07/83)
- IOWA, Scott County, Davenport, St. Luke's Hospital (Davenport MRA), 121 W. 8th St. (07/07/83)
- IOWA, Scott County, Davenport, St. Paul's English Lutheran Church (Davenport MRA), 1402 Main St. (07/07/83)
- IOWA, Scott County, Davenport, Stewart, J.W., House (Davenport MRA), 212 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Swan, George B., House (Davenport MRA), 909 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Swedish Baptist Church (Davenport MRA), 700 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Taylor School (Davenport MRA), 1400 Warren St. (07/07/83)
- IOWA, Scott County, Davenport, Templeton, I. Edward, House (Davenport MRA), 1315 Perry St. (07/07/83)
- IOWA, Scott County, Davenport, Tevoet, Lambert, House (Davenport MRA), 2017 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Union Electric Telephone & Telegraph (Davenport MRA), 602 Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Union Savings Bank and Trust (Davenport MRA), 229 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Union Station and Burlington Freight House (Davenport MRA), 120 S. Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Walter-Gimbel House (Davenport MRA), 1232 W. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Warner Apartment Building (Davenport MRA), 414—416 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Worley, Philip, House (Davenport MRA), 425 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Wupperman Block/I.O.O.F. Hall (Davenport MRA), 508—512 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Zoeller Bros-Independent Malting Co. (Davenport MRA), 1801 W. 3rd St. (07/07/83)



INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER TWO

<u>Address</u>	<u>Easting</u>	<u>Northing</u>	<u>Key Reference</u>
201 W. 2nd	702,300	4,599,240	A
506-8 "	701,880	4,599,260	B
2215 "	702,330	4,599,130	C
203 W. 3rd	702,270	4,599,350	D
1119-21 "	701,110	4,599,320	E
1353 "	700,760	4,599,300	F
1531 "	700,450	4,599,300	G
2122 "	699,430	4,599,310	H
2204-10 "	699,220	4,599,300	I
2318 "	699,100	4,599,300	J
1130 W. 5th	701,060	4,599,620	K
1235 "	700,920	4,599,560	L
2143-7 "	699,360	4,599,500	M
414 E. 6th	702,840	4,599,800	N
512 "	702,950	4,599,800	O
700 "	703,220	4,599,870	P
1226 W. 6th	700,940	4,599,720	Q
406 E. 10th	702,800	4,600,260	R
407-11 Brady	702,000	4,599,240	S
514 "	702,400	4,599,700	T
732 "	702,380	4,599,960	U
1325 "	702,420	4,600,640	V
631 Franklin	703,040	4,599,870	W
728 "	703,000	4,599,980	X
909 "	703,040	4,600,130	Y
519 Fillmore	700,770	4,599,640	Z
307-9 Harrison	702,190	4,599,640	AA
602 "	702,130	4,599,760	BB
407 Main	702,330	4,599,540	CC
529 "	702,310	4,599,730	DD
309 Perry	702,560	4,599,420	EE
122-4 W. River Drive	702,340	4,599,170	FF



## 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.