

Chapter 5, Rehabilitating Various Building Elements

Section:	N/A	Title:	N/A	Source:	HPC Special Workshop
				Date:	2/15/18

Public Comment: A workshop should be provided on repairing shutters.

Response: Noted for future outreach/education programs

Section:	N/A	Title:	N/A	Source:	HPC Workshop
				Date:	3/22/18
					Updated 6/28/18

Public Comment: Provide more information in the introduction about how to use Chapter 4 and 5 together.

Response: An introductory paragraph in Chapters 4 and 5 will note the importance of reviewing both sections as much of the information is inter-related.

Section:	C	Title:	Treatment Guidelines for Windows	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: (5) Spandrel glass- Language is inconsistent with Chapter 4.

Response: This section was edited for consistency with Chapter 4.

Section:	C	Title:	Treatment Guidelines for Windows	Source:	Special NAC Meeting
				Date:	2/28/18

Public Comment: (8) Storm windows- There were several questions about storm windows being limited to locations where there was physical evidence of previous existence.

Response: No changes are being proposed to this section. It was clarified at the meeting that storm windows are not limited in this way and are in fact encouraged and reviewed administratively.

Section:	C	Title:	Treatment Guidelines for Windows	Source:	HPC Workshop
				Date:	3/22/18
					Update: 6/28/18

Public Comment: (14) Lead abatement- Consider deleting the sentence, "Window replacement for the sole purpose of abating lead hazards will not be approved." If someone has a health-related reason which requires a lead free environment and if the standard for replacement is high, why completely prohibit this option? The number of people willing to taking on the cost burden of replacement windows is very limited.

Response: Preservation Brief 37, Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing, will be recommended. A textbox with further information is in chapter 4 and will be referenced.

Section:	E	Title:	Treatment Guidelines for Shutters	Source:	Special NAC Meeting
				Date:	2/15/18

Public Comment: It should be made clear that shutters cannot be removed.

Response: This section includes the following: "Historic, character-defining shutters and associated hardware must be retained, repaired and preserved." However, a section was added titled "Removal" that notes that shutters shall not be removed without prior approval.

Section:	E	Title:	Treatment Guidelines for Shutters	Source:	HPC Workshop
				Date:	3/8/18

Commissioner Comment: Response to statement that the Guidelines should be clear that shutters cannot be removed. Language should be adjusted to say “that shutters shall not be permanently removed without prior approval” so that it is clear that property owners can temporarily remove shutters for repairs/cleaning.

Response: This change was incorporated into edits.

Section:	G	Title:	Treatment Guidelines for Exterior Doors	Source:	HPC Workshop
				Date:	8/23/18

Commissioner Comment: Clarify language on solid wood doors and engineered wood core doors

Response: Language was added to show that engineered wood core doors can be used on additions and new construction.

Section:	G	Title:	Treatment Guidelines for Exterior Doors	Source:	HPC Special Workshop
				Date:	2/15/18

Public Comment: Introduce clear language that prohibits entry locks with keypads on the front elevation.

Response: See updated response below.

Section:	G	Title:	Treatment Guidelines for Exterior Doors	Source:	HPC Special Workshop
				Date:	3/8/18
					Updated: 6/28/18

Commissioner Comment: Response to statement that encourages language that prohibits entry locks with keypads on the front elevation. Finds this requirement over-reaching when there may be new technologies or features that make this feature more discreet.

Response: New products available on the market were investigated and the following amendments are proposed:

- Keypads will only be permitted on rear elevations or on accessory structures like a garage.
- Smart locks, which are designed to perform locking and unlocking functions with a mobile devise or fob, may be appropriate on a front entry if it features a discreet design that blends into the historic character of the door. Although these locking mechanisms may light up temporarily when in use, new smart locks shall not feature a continuous glow or keypad.

Section:	G	Title:	Treatment Guidelines for Exterior Doors	Source:	Email
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Public Comment: **(7) Hardware**
List all items that are considered door hardware. Terminology regarding finishes for door hardware should be consistent and should be consistent with finishes for light fixtures (Chapter 7). Just call “bright brass” everywhere.

(8) Door amenities that do not require approval.

Comments received as of August 23, 2018 and Staff Responses

Please keep door bells on this list. Faux historic ringers are not appropriate. Locks should be reviewed.

Response: The door hardware that requires approval has specifically been stated. Proposed language for hardware related to doors, storm doors, screen doors, and light fixtures is consistent.

Door bells are addressed under **Section F, (5) Entrance accessories**, where they are more appropriately categorized and where it is noted that the Commission does not review door bells. The change was in Section G to be consistent with Section F. Please see response below.

Section:	G	Title:	Treatment Guidelines for Exterior Doors	Source:	Email
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Commission Comment: All historic door hardware should be retained. Removal of historic door hardware should receive review. The installation of all new door hardware should also be reviewed. Excluding certain door hardware is arbitrary.

Response: This suggestion, along with additional guidance, were incorporated into the Guidelines.

Section:	G	Title:	Treatment Guidelines for Exterior Doors	Source:	HPC Workshop 8/23/18
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Commission Comment: Concern that property owners would have to submit an application for a peepholes or door bells.

Response: This suggestion was incorporated into the Guidelines. Door knockers and mail slots are reviewed while peep holes and doorbells do not require review.

Section:	L	Title:	Treatment Guidelines for Roofs	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: **(4) Changes to roofs-** The reference to [P], Treatment Guidelines for Chimneys, is not clear. Is the goal to not allow skylights on the front elevation or where not viewed by pedestrians? Can the language related to dormers be used? Why is the approval of skylights described in two sections (L and O)?

Response: Sections have been edited for consistency or to see if one should be eliminated.

Section:	L	Title:	Treatment Guidelines for Roofs	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: **(8) Replacement of finished roofing-** What do the new rules mean related to artificial slate roofs?

Response: New language in Chapter 4 allows for the installation of faux slate when total replacement is needed.

Section:	M	Title:	Treatment Guidelines for Dormers	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: **(3) New dormers-** Dormers are important in potentially increasing living space. While the text does not close the door, more flexibility is requested. Examples of successful dormer additions visible from the street cited.

Response:

Amended language acknowledges the benefits of adding new dormers while providing additional guidance, such as not obscuring the original roof line.