

Guidelines Working Session for
 Commissioners
 Staff Comments
 Attachment B

Section/page	Suggestion/Clarification/error	Staff person
Section 01 - Introduction		
01--2	Update number of Buildings under HDLC jurisdiction.	
page 01-13	Marshal misspelled (has two l's)	Devra
page 01-13	D by N process needs updating	Devra
Section 03 - Types and Styles		
Page 03-1	Change # of districts to 19	
Page 03-2	Photo caption "Piers an" should be piers and	
Section 05- Roofing		
Roofing	Flesh out reasoning for policies regarding 5-v crimp roofing.	
Roofing	cap flashing	
Roofing	Asbestos roofs	
Roofing/exterior repair	Add language about mini-splits	Carol
Roofing/exterior repair	Woodwork- Hardi inappropriate for trim/fascia/cornerboards/perforated soffit	Carol
Roofing 05:05	Commission review for removing metal roofing and installation of other material for significant and contributing buildings	Anna
dormers	guide for constructing a dormer properly	Devra
Section 06 - Exterior Woodwork		
Exterior woodwork	Clairification of where clear finish is appropriate.	Carol
Paint	Define what "painting means" i.e. not decorative/artwork	
hardi board/fiber ceent sididng	description on 06:11 can be misleading	Anna

Thru wall mechanical equipment	with minislipts include water heaters, through wall chimney vents, mechanical equipment on side elevations	
Section 07 - Masonry and Stucco		
Masonry	clarify painting of contemporary masonry	ep
Masonry/stucco	Anti-graffiti finishes	Carol
Masonry	rules regarding pier replacement	elliott
Masonry	Stucco at chain walls instead of exposed brick	Eleanor
Masonry page 07-11	HDLC does not permit: Creating or maintaining the look of delaminated stucco exposing brick behind.	Eleanor
Section 08- Windows and Doors		
Sash replacement package negatives page 08-6	incorrect subject verb agreement with the word sash - "sash are" should be sashes are or sash is...and perhaps we should indicate that when historic sashes are removed they should be salvaged rather than put in a landfill...and the last point has too many commas.	Devra
Window and Door Security 08-19	Would be good to have an actual photo of appropriate security doors - people seem to mess this up a lot	Emily
windows/doors	Clear glass	Eleanor
Window screens	Need to add something about the type/transparency of screening that is allowed (to avoid the black, opaque solar mesh)	Emily
window screens	Blue box on page 16 needs to be updated - we usually allow full screens that come with window units, except at street-facing elevations, and prohibit half-screens	Emily
Image caption page 08-7	2nd paragraph has incorrect subject verb agreement "windows...has" should be windows...have	Devra
Section 09- Porches, Galleries and Balconies		
stair handrails	Guide for installing handrails when intersect with shutters	Eleanor

Gallery Posts	Must be located in a rational manner and cannot be moved to deal with unforeseen underground utilities.	
Porch Lighting	Do we allow carriage lights to come out of decorative soffits	Eleanor
Section 10 - Site Elements		
Site Elements - Uplighting	uplighting buildings and landscaping features	Devra
Site Elements - Fencing	add recommended point styles for metal picket fences	Emily
Site Elements Fencing	Blue box cuts off at last blue point "as the heights...."	Carol
Leased Air Rights 09-11	may need to be adjusted for new ordinance	Anna
Fences	It is not clearly stated in recommendation/requirements, etc. That we recommend 6' fences, but approve max of 7-0 - clarification	Alex
Section 11 - Commercial		
Murals/Signage	1933 Sophie B Wright - What is the distinction between mural/sign?	Alex
Light fixtures	Need some specific language to address uplighting	Emily
Murals	Would be helpful to have some actual guidelines for murals - location, content (no advertisement), material, etc.	Emily
Exterior egress Stairs	Guidelines that we do not allow them	Eleanor
Section 12 - New Construction, Additions & Demolition		
Raising buildings	Develop guidelines for raising buildings.	Eleanor
Alterations/Additions	Guidelines for alterations to significant/landmark structures.	Anna
Not sure	Green walls	
New Construction	additional language re: contemporary infill	
New Construction, Additions and Demolition	possibly include recommended inspections to avoid installation and inappropriate deviations from approved plans	Devra
Considering awnings/canopies for setbacks on penthouse additions	527 St. Joseph St	Anna
wood piles	cannot be visible from the public right of way	Anna
demolition	include definition of demolition	Devra

demolition	in blue section perhaps distinguish the requirements for redevelopment plans between full and partial control districts	Devra
Roof top additions	the set back ratio i.e. being the same as the height of the roof top addition is not working. Needs to be greater than the proposed height.	Eleanor