

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

August 24, 2022

4:00 p.m.

CITY HALL COUNCIL CHAMBERS
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Forust Ercole, Vice Chair

COMMISSIONERS PRESENT: Bev Eagy, Eric Gleason, J. Scott Stephenson (arrived at 4:46 p.m.)

COMMISSIONERS ABSENT: Robert McNary

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Assistant Planner Kaitlyn Cook, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Vice Chair Ercole at 4:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Eagy and seconded by Gleason to approve the agenda as presented. The motion carried 3/0; Eagy, Ercole and Gleason voting in favor, none opposed, McNary and Stephenson absent.

APPROVAL OF MINUTES

It was moved by Gleason and seconded by Eagy to approve the minutes of May 25, 2022 as written. The motion carried 3/0; Eagy, Ercole and Gleason voting in favor, none opposed, McNary and Stephenson absent.

PUBLIC COMMENT

None.

PUBLIC HEARING

HLC Application 207-22, Lindsey Giamei, 116 E. Second Street

Request: Approval to replace five original deteriorating windows on rear of building, and replace deteriorating rear door.

Vice Chair Ercole read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Vice Chair Ercole stated he was contacted by a neighbor, but would make an impartial decision.

Commissioner Gleason was also contacted by a neighbor, but stated he would make an impartial decision. Vice Chair Ercole opened the public hearing at 4:06 p.m.

Assistant Planner Cook provided the staff report and presentation, Attachment 1.

Lindsey and Tom Giamei, 1707 Lincoln Way, The Dalles

Mr. Giamei stated the original plan was to encase the windows in wood, but the cost was \$5,000 – \$7,000 more for wood windows. Mrs. Giamei said the building was extensively remodeled in the 1960s; no original features remain on the front façade. The alley façade is the only remaining historic feature. She added many vinyl windows are located in the downtown area. Mrs. Giamei said the back façade does not provide any value to pedestrians.

Commissioner Gleason asked if the Applicants had a cost estimate for window restoration. Mrs. Giamei replied their biggest concern was the deterioration of the wood and future functionality of the windows.

Commissioner Gleason commended the Giamei's for undertaking this project. He said oftentimes, the alleys provide the best representation of the buildings prior to remodeling. With the addition of the mural [in progress on the adjacent structure], what was hidden in the alley becomes more prominent.

Commissioner Eagy asked if the Applicants had explored additional funding for the project. Mrs. Giamei replied there may be Urban Renewal funding available.

Commissioner Eagy stated the approval of vinyl windows could set a precedent headed in the wrong direction for a historic town.

Commissioner Gleason added even with limited skill, the least expensive option is restoration. Windows are the visual eyes of a building; they are distinctive. Efforts should be made to keep the original windows. Oftentimes, original windows with old growth wood are the best. With care, the windows will last another 100 years. Vinyl has a shorter lifespan; new wood windows would not be the same quality. There are many reasons to encourage retention of original windows. Recent studies have shown an original wood window, properly weather-stripped and restored, is nearly as energy efficient as modern options.

Vice Chair Ercole closed public hearing at 4:32 p.m.

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Commission discussion covered the inclusion of new murals in the Walking Tour, and the preference for wood windows (new or restored) over vinyl windows.

It was moved by Gleason and seconded by Eagy to approve HLC 207-22, with staff's recommendation of four conditions of approval. The motion carried 3/0; Eagy, Ercole, and Gleason, voting in favor, none opposed, McNary and Stephenson absent.

No additional attendees joined the meeting. The rules of a public hearing were not read.

The public hearing opened at 4:37 p.m.

HLC Application 208-22, Kyra Austin, 201 W. Fourth Street

Request: Approval to replace existing windows, replace or repair window trim, and update exterior stucco.

Assistant Planner Cook provided the staff report and presentation, Attachment 2.

Commissioner Stephenson joined the meeting at 4:46 p.m.

Commissioner Gleason noted the property had casement windows in the front, and asked if they would be replaced with casement windows. Planner Cook replied they would be replaced with double-hung windows.

Commissioner Gleason then asked how the Applicant demonstrated deterioration of the windows. Gleason visited the property and thought other than needing new glazing, putty and paint, the windows looked good. Planner Cook said deterioration was demonstrated in the application. Cook suggested the Commission ask the Applicant for further information.

Greg Austin, 201 W. Fourth Street, The Dalles

Mr. Austin said there are 34 windows and four (4) doors in the property, presenting a significant cost to replace them. Mr. Austin is considering two bathroom windows: one upstairs and one in the basement. The basement window, four to six inches above grade, accumulates water and leads to deterioration. The casement windows at the front of the house are behind storm windows.

Kyra Austin, 201 W. Fourth Street, The Dalles

Ms. Austin said the casement windows would not be replaced at this time, but would eventually be replaced as casement windows.

Commissioner Eagy asked if the prairie style windows consisted of separate panes of glass. Ms. Austin replied yes.

Commissioner Gleason noted those are "fantastic" windows in a great house, located in a great neighborhood. He added the house has irreplaceable character defining features. Replacement windows would not be of the same quality as the originals.

Ms. Austin said she thought it most cost effective to restore the upper windows, but the basement windows should be replaced due to deterioration. The basement will be remodeled for living space with an additional egress window.

Aubrey Harley, 201 W. Fourth Street, The Dalles

Mr. Harley referred to Commissioner Gleason's statement that restored windows are energy efficient. He asked if restoration involved just changing out the glass or repairing the glazing. Commissioner Gleason replied just repairing the glazing and ensuring a good seal. New weather-stripping will increase efficiency. Indoor storm windows are also an option.

Commissioner Eagy noted gilded glass is highly prized and expensive to find. Commissioner Gleason added there are window restoration classes available.

Vice Chair Ercole closed the public hearing at 5:04 p.m.

Commission discussion included additional conditions of approval for the application.

It was moved by Gleason and seconded by Eagy to approve HLC 208-22, with two additional conditions of approval: 1) original windows shall be retained and repaired on the first floor; and 2) if basement windows are found too deteriorated for repair, they shall be replaced with wood windows. The motion carried 4/0; Eagy, Ercole, Gleason and Stephenson voting in favor, none opposed, McNary absent.

Commission consensus directed staff to determine the amount of deterioration on the basement windows.

RESOLUTION

HLC Resolution 194-22, Lindsey Giamei, 116 E. Second Street

It was moved by Gleason and seconded by Eagy to approve Resolution HLC 194-22, approving Application HLC 207-22 with four conditions of approval. The motion carried 4/0; Eagy, Ercole, and Gleason voting in favor, none opposed, Stephenson abstained, McNary absent.

HLC Resolution 195-22, Kyra Austin, 201 W. Fourth Street

It was moved by Gleason and seconded by Eagy to approve Resolution HLC 195-22, approving Application HLC 208-22 with four amended conditions of approval. The motion carried 4/0; Eagy, Ercole, Gleason and Stephenson voting in favor, none opposed, McNary absent.

DISCUSSION ITEM

Vice Chair Ercole thanked staff for including the map of Walldogs murals in downtown.

Museum Representative Reynolds stated Crystal Davis Ross is the new Lead Docent at the Fort Dalles Museum.

Commissioner Gleason stated that as part of the Walldogs mural event, the Wasco County Historical Society drafted him to drive his 1918 Stanley steam car. Demonstrations and rides will be available at the Rorick House on Friday and Saturday.

STAFF COMMENTS

The next Historic Landmarks Commission meeting is scheduled for September 28, 2022.

COMMISSIONER COMMENTS

Vice Chair Ercole thanked the Commission and staff for joining him in his role as Chair.

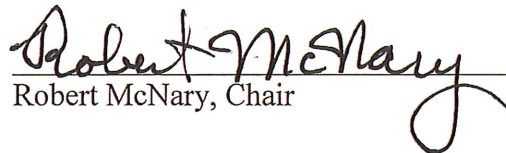
ADJOURNMENT

Being no further business, the meeting adjourned at 5:15 p.m.


Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:


Robert McNary, Chair

ATTEST:


Paula Webb, Secretary
Community Development Department



Public Hearing



☞ HLC Application #207-22

- ☞ Applicant: Lindsey Giamei
- ☞ Address: 116 E. Second Street
- ☞ Classification: Non Contributing
- ☞ Historic District: Commercial Historic District

Proposal:

The Applicant is requesting approval to replace five existing windows and door on the rear of the building.

Vicinity Map



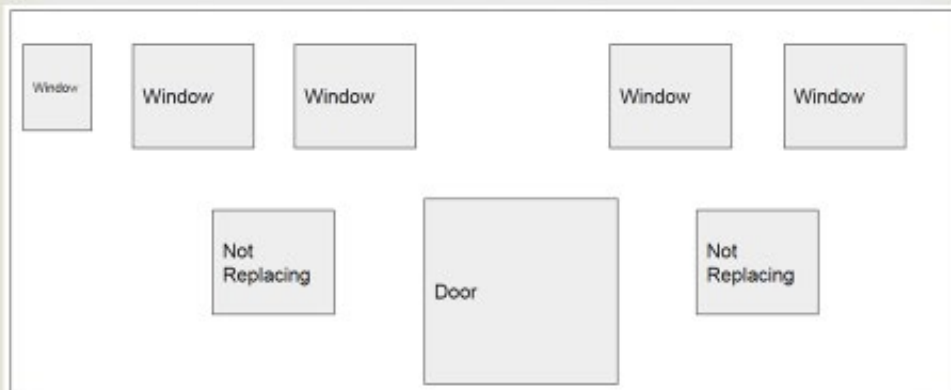
Existing Conditions



Existing Conditions



Proposed Windows



Option A- Wood encased Windows



- ☞ Wood encased window
- ☞ Also known as wood composite

Option B- Wood Windows



- ☞ Full Wood Window

Option C- vinyl Window



☞ Sliding vinyl window

Option D- Original Window



- ☞ Wood windows
- ☞ Original to the building
- ☞ Lead paint

Proposed door





Line Number **Basic Description** **Unit Price** **Qty** **Line Total** **Total Quantity** **Total Amount**

Line Number	Basic Description	Unit Price	Qty	Line Total	Total Quantity	Total Amount
1.00	Proposed Entry Door 30" x 81.75 Smooth Fiberglass Carbon Paint	\$2,284.00	1	\$2,284.00	1	\$2,284.00
				Line 300 Total		\$2,284.00

Begin Line 300 Description

--- Line 300 ---

Code: Entry Doors Double Entry Door 30" x 81.75
 Call Width = 30
 Call Height = 81.75
 Frame Width = 30
 Frame Height = 81.75
 Door Configuration = Double Door Only
 Model Number = 601 601010 / 601010
 Cur Glass = No Standard Glass
 Handing / Swing = L-H Action Inswing
 Door Style = No Glass
 Panel Layout = None
 Material = Smooth Fiberglass
 Exterior Finish Type = Paint Door and Sash
 Exterior Finish Color = Carbon - R401


Interior Finish Type = Paint Door and Sash
 Interior Finish Color = Carbon - R401
 Latch Size = 6-1/8"
 Latch Option = Inward Single Jam
 Weather Strip Color = Brown
 Bell Crank = Brown Adjustable Bell
 Small Pan = Yes (Recommended)
 Strike/Retainer = Applied
 Hardware and Plug Options = Double Door L/R Bell Crank
 Privacy Door Bell Option = No Bell
 Hinge Options = Commercial/Height Ball Bearing
 Hinge Color = Dark Bronze 200-601040-0200
 Plug Material = Bronze
 Plug Size Option = No

Mail Box (Built-in) = No
 Room Location =
 Is This a Fire-Rated? = No
 Specific Information =
 Lead Time - Lead Time (A-E) Days
 SKD = 100000411
 Model Number = 601010
 Customer Service = 1-800-558-1388
 Manufacturer = CODEL, Tacoma WA
 Catalog Order Date = 1/6/2022
 Door Width = 30
 Door Height = 81
 Swing Style = Inswing
 MFC = Yes

End Line 300 Description

Rear door would be black, split door.

Staff Findings



A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristic of the building and its site and environment.

FINDING A1: The Applicant is not proposing a Change of Use with this application. There are no plans for modifications that would alter a defining characteristic of the building other than the rear windows. **Criterion does not apply.**

Staff Findings



The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

☞ **FINDING A2:** The Applicant is proposing to replace five windows on the rear of the building facing the alley. The Applicant stated replacement of the windows is necessary to meet egress requirements for this building. Staff was unable to confirm egress standards that cannot be met with the existing wood windows. Wood windows are considered a defining characteristic of the structure. Installation of vinyl or composite wood windows, different material than the original wood windows, would be an alteration inconsistent with the character of the building. New or original wood windows would retain the historic character of the property. The criterion does not apply to the door as it is not original to the building. **The new or original wood windows meet the criterion with conditions.**

Staff Findings



Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

☞ **FINDING A3:** This property is recognized as a physical record of its time. Window replacements and a new door will not create a false sense of historical development. Criterion met.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

☞ **FINDING A4:** No such changes are proposed with this application. Criterion met.

Staff Findings



- ❧ *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- ❧ **FINDING A5:** The wood windows would be considered a distinctive feature to the building face. Replicating or preserving the original wood windows would meet this standard as it would preserve a characteristic feature. The proposed vinyl windows would not comply with this standard as it would not display the same craftsmanship as the wood windows. Original or new wood windows meet this criterion.

Staff Findings



- ❧ *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, 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.*
- ❧ **FINDING A6:** The applicant is proposing to replace these windows to meet egress requirements. Staff has not confirmed egress standards for these windows. The applicant has demonstrated that it is possible to replicate the original wood window material by either reinstalling the original windows or installing new wood windows. The proposed wood window would match the original wood windows. The vinyl windows will not match the original windows as they are made of a different material, sliding, and have a vertical split rather than a horizontal split as shown in the original windows. The composite wood windows will not match the original windows as they are not considered to be wood windows by SHPO standards. The proposed composite window is a blend of wood and other materials which would not match the original material and texture. New or the original wood windows meet this criterion.

Staff Findings



Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- ☞ **FINDING A7:** The applicant is not proposing any chemical or physical treatments. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior. Criterion met with conditions.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- ☞ **FINDING A8:** No excavation or ground disturbance is indicated in this application. Criterion does not apply.

Staff Findings



New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- ☞ **FINDING A9:** Exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The proposed windows and door shall be compatible with size and scale. Vinyl or wood composite windows will remove features that characterize the building. New wood windows, or the original windows, are compatible with the architectural features of the building as they match what was present on the building. The existing door is not original and has no defining characteristics; a new door will not destroy historic materials or characteristics. New or original wood windows would meet this criterion with conditions.

New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- ☞ **FINDING A10:** The essential form and integrity of the structure will be protected with the window and door replacement. The modifications are planned to be installed to ensure that the essential form and integrity of the historic property will be unimpaired. Criterion met.

Staff Findings



- ☞ **THE DALLES MUNICIPAL CODE - TITLE 11.12.095 - HISTORIC RESOURCES - CODE RELATING TO DESIGN GUIDELINES FOR THE DALLES COMMERCIAL HISTORIC DISTRICT AND TREVITT'S ADDITION.**
- ☞ **Materials**
- ☞ *For building renovations, original materials should be restored wherever possible.*
- ☞ *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*
- ☞ *New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*
- ☞ *The use of wood for windows is recommended.*

Staff Findings



- ☞ **FINDING B1:** The Applicant is not proposing renovations that would alter the existing brick on the subject building. The Applicant has suggested multiple options for window replacement. Wood windows are recommended in the Historic Commercial District. Whenever possible, original materials should be restored rather than replaced. Of the options the applicant presented, new wood windows or reinstalling the original windows would comply with the standard above, as it maintains the historic character of the building. While restoring the original wood windows would be the best option, the Applicant has demonstrated hazardous material is present, and the windows do not meet egress standards. As mentioned in Finding A6, vinyl windows do not mimic the original windows.

Commission Alternatives



1. **Staff recommendation (Motion):** Move to approve the application HLC #207-22 with the conditions of approval based on findings of fact detailed in the staff report.
2. Move to approve application HLC #207-22 with modified conditions of approval, based on findings of fact detailed in the staff report.
3. Move to deny application HLC #207-22.

Proposed Conditions of Approval



CONCLUSIONS: Given the four options the applicant has offered, new wood windows or reinstalling the original wood windows meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

Proposed Conditions of Approval:

1. Original windows must be reinstalled or replaced with wood windows. Work shall be completed in substantial conformance to the proposal as submitted and reviewed.
2. Final paint colors on the windows shall be approved by the Historic Landmarks | Commission Secretary.
3. If any archeological resources or materials are discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
4. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.

Public Hearing



☞ HLC Application #208-22

- ☞ Applicant: Kyra Austin
- ☞ Address: 201 West 4th Street
- ☞ Classification: Secondary Contributing
- ☞ Historic District: Trevitt's Addition

Proposal:

The applicant is requesting approval to replace existing windows, replace or repair window trim, and repaint exterior stucco.

Vicinity Map

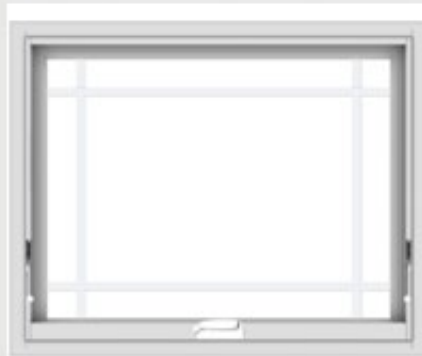




Existing Conditions



Proposed Windows




Andersen Windows & Doors - 400 Series Awning Window

- This type of window would go in the throughout the basement. This window matches the existing prairie grid style that is throughout the house.
- Rigid vinyl exterior helps protect against water damage
- Rich natural pine or prefinished White interiors

Proposed Windows

❧



Andersen Windows & Doors - 400 Series Gliding Window

- This type of window would only go in the upper floor bathrooms. This window closely replicates the existing windows, along with existing prairie grid style throughout the house.
- Low-maintenance fiberglass exterior
- Unfinished pine or prefinished White interior

Proposed Windows

❧



Proposed Windows



Andersen Windows & Doors - 400 Series Woodwright Double-Hung Window

- This type of window would be on the upper floor for the majority of all the windows throughout the house. This window closely replicates the existing windows, along with the existing prairie grid style.
- Natural wood sash interiors in pine, maple, oak or prefinished White, protected by Fibrex® composite exterior
- Helps replicate the look of traditional architecture

Staff Findings



A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristic of the building and its site and environment.

- ✎ **FINDING A1:** The Applicant is not proposing a Change of Use with this application and the structure shall remain a duplex. Criterion not applicable.

The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

- ✎ **FINDING A2:** The applicant explained replacement is necessary to preserve the building, increase energy efficiency for residents, and remove lead based paint. Replacing the first floor windows with double hung wood windows will not alter features that characterize the building. The applicant will replicate similar features present on the building such as exterior and interior wood trim, wood pane, and prairie grid window design. The applicant is proposing the basement windows be replaced with white vinyl windows; two first floor bathroom windows be white fiberglass. The installation of vinyl and fiberglass would be an alteration to the existing wood window features inconsistent with the character of the property. Criterion not met.

Staff Findings



Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- ☞ **FINDING A3:** This property is recognized as a physical record of its time. The applicant has demonstrated they intend to match the original red and white window trim. They also propose to repaint the building to match the original white paint on the existing stucco. The window replacements will not create a false sense of historic development. Criterion met.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- ☞ **FINDING A4:** No such changes are proposed with this application. Criterion met.

Staff Findings



- ☞ *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- ☞ **FINDING A5:** The windows would be considered a distinctive feature to the building face. The applicant has demonstrated in their application they intend to replace the first floor windows with similar wood windows and matching trim to closely match the existing windows. As mentioned in Finding A2, the applicant is requesting the bathroom and basement windows be replaced with fiberglass and vinyl. Since the windows are considered a distinctive feature to this historic building and described in the property's historic landmark description, this alteration would not match the craftsmanship present on the building. Criterion not met.

Staff Findings



- ❧ *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, 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.*
- ❧ **FINDING A6:** This proposal seeks to replace the first floor, basement, and bathroom windows on this duplex. The Applicant explained replacement is necessary to preserve the building, increase energy efficiency for residents, and remove lead based paint. All windows will feature red and white trim to match the existing trim. All proposed windows feature a distinctive prairie grid style present on the building. The window trim design shall ensure the window trim replicates the existing trim and is historically appropriate for the landmark.
- ❧ The applicant found double hung wood replacement windows to closely match the windows present on the subject property with the prairie grid detail and white wood trim. As mentioned in previous findings, the Applicant is proposing installation of vinyl and fiberglass windows. Since the Applicant has demonstrated the windows need to be replaced due to deterioration, the replacement windows shall match the existing features present on the property. Fiberglass and vinyl window replacements do not match the existing material of basement and bathroom windows. Criterion not met.

Staff Findings



Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- ❧ **FINDING A7:** The applicant is not proposing any chemical or physical treatments. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior. Criterion can be met with conditions.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- ❧ **FINDING A8:** No excavation or ground disturbance is indicated in this application. Criterion does not apply.

Staff Findings



New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- ❧ **FINDING A9:** Exterior alterations to the historic structure will be required to follow the historic design guidelines for the Trevitt's Addition National Historic District. The proposed windows shall be compatible with size and scale. Wood windows are compatible with the architectural features of the building. However, replacing the existing wood windows with vinyl or fiberglass will remove features that characterize the building. Criterion not met.

New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- ❧ **FINDING A10:** The essential form and integrity of the structure will be protected with the window and door replacement. The modifications are planned for installation to ensure the essential form and integrity of the historic property will be unimpaired. Criterion met.

Staff Findings



WINDOWS AND DOORS

Windows and doors serve in giving character to the American house. They provide proportion and scale to the elevation. In Trevitt's Addition windows are predominantly double-hung sash. Guidelines.

- ❧ When dealing with historic windows and doors it is **best to repair before replacing** (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
- ❧ Replacement of the original windows and doors is not recommended. However, when replacement is necessary the material, size, proportion, scale, and detail of the original should be matched in order to preserve the historic integrity.
- ❧ New construction should use double-hung, one over one, or two over two windows with simple flat trim.
- ❧ The use of vinyl windows is not recommended.

Staff Findings



FINDING B-1: The wood window replacements, designed with similar material, will be comparable in size, proportion, and scale as the original. Wood window trim shall match the existing red and white trim shown on the building.

The proposed first floor windows, excluding the bathroom windows, are double hung wood windows with a simple flat trim. The wood windows shall match the existing windows and preserve the character of the building. The Applicant stated in their application window replacement is necessary to prevent further degradation as described in Finding A2. The wood window replacements will preserve the character of this duplex. The two proposed fiberglass windows in the bathroom do not match the material of the existing windows.

The Applicant is proposing that vinyl windows be utilized in the basement. This material is not recommended, therefore, installation of vinyl windows would not be considered to preserve the character of this duplex. **Criterion not met.**

Staff Findings



7.COLOR

a.Trevitt's Addition has a varied range of building colors which contributes to the liveliness of the neighborhood. New paint should maintain an overall image of variety, without providing a strict palette, allowing for flexibility and freedom, which created the current appearance of the neighborhood.

b.Guidelines.

- ☞ Research and replication of original paint colors is recommended.*
- ☞ As a rule it is recommended that three colors be used:*
 - ☞ darkest-window sash*
 - ☞ medium-building*
 - ☞ lightest-trim, detail*
- ☞ In choosing a color scheme for a house, consult the local hardware stores which have historic paint palettes for suggested styles.*
- ☞ In general earth tones are recommended.*
- ☞ Lighter colors used for smaller homes help to give them more presence.*
- ☞ Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood.*

Staff Findings



7. COLOR

a. Trevitt's Addition has a varied range of building colors which contributes to the liveliness of the neighborhood. New paint should maintain an overall image of variety, without providing a strict palette, allowing for flexibility and freedom, which created the current appearance of the neighborhood.

b. Guidelines.

- ca Research and replication of original paint colors is recommended.*
- ca As a rule it is recommended that three colors be used:*
- ca darkest-window sash*
- ca medium-building*
- ca lightest-trim, detail*
- ca In choosing a color scheme for a house, consult the local hardware stores which have historic paint palettes for suggested styles.*
- ca In general earth tones are recommended.*
- ca Lighter colors used for smaller homes help to give them more presence.*
- ca Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood.*

FINDING B-2: The proposed paint palette for the new windows will match the existing red and white color scheme on the house. The applicant is proposing to repaint the duplex white, matching the existing color of the building. The palette will be required to meet the design guidelines detailed above. The Applicant is required to notify the Landmarks Secretary of the final color choice if it is different from the existing window colors for the historic home. Criterion can be met with conditions.

Commission Alternatives



- 1. Staff recommendation (Motion):** Move to deny application HLC #208-22 based on findings of fact detailed in the staff report
- 2.** Move to approve application HLC #208-22 with modified conditions of approval, based on findings of fact detailed in the staff report