

HPD asked for the following changes:

- Change the language that does not encourage repairs and allows for replacement of windows in historic homes without review.
- Update the Text in Preface/Preamble to further distinguish intent of guidelines and between Local/National Registered (NR) District
- Update the Title at bottom block to further distinguish between Local / NR District and give more background on Local District.
- Remove website until the State's new website is launched
- Note that Tax incentives are tied directly to National Register Nomination and make that clear in the document.
- Make clear that Compatible Designation structures are not protected

Existing Language

- All attempts should be made to protect, maintain & repair original historic windows. Window replacement is allowed but not recommended unless windows are beyond repair. Financial incentives are not allowed for replacement windows. See 'Incentives' in the previous section.
- Applying to replace windows:
 - Submit detailed & dimensioned window drawings of both the existing historic windows and proposed windows so that the HPC/City can assess whether the replacement windows meet the criteria above. See diagram to the right for typical drawings to submit.
 - Submit detail and overall photographs of the window(s) before they are removed.
 - Existing non-historic windows do not have to be drawn.
- Replacement windows shall match the original windows in dimension, design (including pane and mutin pattern), and material. They may use double pane glass and have true divided lites or simulated divided lites. Simulated divided lites must include the spacer between the glass at each mutin.
- Storm windows shall not obscure nor detract from the historic windows, shall match the color, dimensions and rail pattern of the window sash.
- New openings are not allowed on the front or sides of the house. New openings on the rear elevation are allowed.

Suggested Language

- All attempts should be made to protect, maintain and repair original historic windows. When windows are determined to be beyond repair, replacement is allowed.
- Replacement windows shall match the original windows in dimension, design (including pane and mutin pattern), and material. They may use double pane glass and have true divided lites or simulated divided lites. Simulated divided lites must include the spacer between the glass at each mutin.
- All COA applications involving windows must:
 - Submit detailed and dimensioned window drawings of the existing historic windows, indicating the features to be repaired or replaced, and proposed windows. See diagram to the right for typical drawings to submit.
 - Submit detailed and overall photographs of the window(s)
 - Existing non-historic windows do not have to be drawn
- New openings are not allowed on the front or sides of the house. New openings on the rear elevation are allowed
- Storm windows shall not obscure nor detract from the historic windows, shall match the color, dimensions and rail pattern of the window sash.