

Chapter 4, Materials for Rehabilitation and Their Treatment

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

Public Comment: Desire for more consistency- the lack of consistency is frustrating for the public.

Response: Consistency is best achieved in the application of the guidelines to similarly situated properties in a similar manner. The language in the guidelines is intended to be consistent throughout and with the Secretary of the Interior's Standards. Qualified Commissioners, training, and education will support consistency.

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

Public Comment: Add a disclaimer about lead, asbestos & other hazards- applicant should follow all state and federal regulations where applicable/appropriate.

Response: A sidebar to this effect was added.

Section:	N/A	Title:	N/A	Source:	HPC Workshop
				Date:	3/8/18 8/13/18

Commissioner Comment: Response to a previous comment regarding disclaimer about lead, asbestos & other hazards- The updated Guidelines can simply direct where more information can be found, and possibly supply a hotlink to a website.

Response: See previous response.

Section:	A	Title:	Masonry Materials	Source:	Special NAC Meeting
				Date:	2/28/18

Public Comment: **(5) Painting unpainted masonry-** Historically a calcium-based coating was used, not paint. Painting does not protect brick in the same way. Request to correct misinformation and encourage the use of appropriate materials.

Response: The language in the Guidelines discourage the use of paint and is consistent with Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. With this in mind, no edits are being proposed.

Section:	A	Title:	Masonry Materials	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: **(5) Painting unpainted masonry.**
Can non-contributing, unpainted buildings be painting if it is not deteriorated?

Response: Section was amended to limit to historic masonry buildings and to permit the painting of non-contributing masonry buildings.

Section:	B	Title:	Wood Materials	Source:	Email
-----------------	---	---------------	----------------	----------------	-------

Public Comment: Where in the code do they find where decay or termite resistant wood is required?

Response: Reference to IRC and IBC will be retained.

Section:	F	Title:	Terra Cotta Materials	Source:	Special NAC Meeting
				Date:	2/28/18

Public Comment: **(2) Deterioration and repairs-** Why are substitute materials (fiberglass, pre cast concrete) noted as appropriate for replacement terra cotta but no other materials? Should other materials have this option as well?

Response: Language modified to state that replacement shall be with new terra cotta to match the original. If unavailable, the Commission will determine a replacement strategy on a case-by-case basis.

Section:	G	Title:	Roofing Materials	Source:	Special NAC Meeting
				Date:	2/28/18
					Updated: 6/28/18

Public Comment: **2) Slate-** Is slate required to replace existing slate roofs? Concerns noted about the cost of slate being prohibitive and that what can reasonably be replaced should be taken into account. Other slate roofs have been replaced with different materials.

Response: When an existing slate roof needs to be repaired, the repair should be performed using traditional slate that best matches the shape, color and patterning of the existing. Salvaging and relocating existing slate may be an option to create a uniform appearance.

If total replacement is needed, faux slate may be approved if it can replicate the shape, color, and pattern of the historic roof. Snow guards may be incorporated into a new faux slate roof.

Section:	J	Title:	Non-traditional materials	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: Consider “repair or replacement of missing or deteriorated historic materials...” [underlined text to be added] Expand to allow for consideration of non-traditional materials in locations other than upper stories such as secondary elevations or other building locations on a case by case basis. Provide more detail and context in which they would be approved. Include criteria related to the affordability and long term sustainability of non-traditional materials.

Response: The underlined text was added. Proposed language notes “In some cases, the Commission may limit the use of non-traditional materials to upper stories *or locations not readily visible from a public way.*” [italics for emphasis] Therefore the use of non-traditional materials to other locations is already addressed. More detail can be incorporated regarding what is considered a “good replica for the original” to provide more guidance in evaluating non-traditional materials. The Commission is limited to evaluating a material based on appropriateness for rehabilitation, and would not be advised to consider relative affordability. It would not be recommended to incorporate criteria to evaluate cost/affordability into the guidelines.

Section:	N/A	Title:	N/A	Source:	Special NAC Meeting
				Date:	2/28/18
					Updated: 6/28/18

Commissioner Comment: Create a definable standard for what is beyond repair and look at NPS Preservation Briefs for additional guidance for specific materials/features

Response: The topic of “beyond repair” was addressed in Chapter 1, Section J : *General Parameters for Reviewing Changes in the Frederick Town Historic District* and defined in the Glossary.

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

Commissioner Comment: Creating a specific % standard of replacement to define “beyond repair” creates challenges because of all the difference between different materials and features and does not account for elements that cannot be seen. Creating clear, guiding standards may be a better approach. Add broad examples of what beyond repair means

Response: See response above.