

Findings:

Below is supporting information, including a written response to all applicable certificate of appropriateness findings

In reviewing a certificate of appropriateness, the historical resources commission shall take into account the historic or architectural significance of the structure under consideration, the exterior form and appearance of any proposed additions or modifications to that structure, as well as the effect of such change or additions upon other structures in the vicinity and shall make findings related to the following standards:

- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its original purpose.

This COA Application is specific to the proposed windows onto what is commonly referred to as the "Bunk House". The window replacement and upgrades are meant to enhance the existing structures by primarily making all the windows consistent and energy efficient.

- b. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided, when possible.

The original distinguishing qualities and character of the buildings are being preserved. The replacement windows will be added on without major modification. When the window existing frames are removed from the interior the new ones are simply slipped into the same opening from the interior, thereby preserving historic material on the exterior to the greatest extent possible.

- c. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.

It is our understanding that new additions to the structures should be complimentary, but not match exactly such that they can be identified and removed if in the future someone desired to return the buildings to their original state. We propose white frames with no grids and clear glass. However, we invite the HRC board members to give us direction on the window grid style and colors used to achieve this goal.

- d. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right. This significance shall be recognized and respected.

This finding is acknowledged and will be adhered to.

- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.

The stylistic features will be honored, as the replacement of windows will not compromise the original craftsmanship.

- f. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

In this COA we are requesting to approve full window replacement to give consistency and enhance thermal performance to improve energy efficiency of the building. The current windows are not consistent in type or style and most are not efficient and require full replacement.

- g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

When the structure is remodeled we anticipate re-painting the exterior as it could use some maintenance. Any prep work will be done by hand via sanding.

- h. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

This finding is acknowledged and will be adhered to.

- i. Contemporary design or alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

We feel that the proposed replacement windows meets the intent, and are willing/able to incorporate and input, direction, or findings of the HRC.