

Section	Existing or Drafted Guideline Language	Comment	Staff Response
Introduction			
1.1: Benefits of Historic Preservation - Economic sustainability	Economic Sustainability. Historic preservation favors local jobs and workmanship while promoting heritage tourism. Studies around the nation have demonstrated that historic district protections help stabilize property values.	intro to design guidelines. Economies Sustainability. This sounds like home prices will be lower than non landmarked districts. The old incorrect belief.	Revise text to: Historic preservation supports economic sustainability by favoring local jobs, skilled craftsmanship, and heritage tourism. Studies have shown that the protections offered by historic districts help stabilize—and often increase—property values. In many cases, historic designation can enhance a property's long-term value and market appeal.
1.1: Benefits of Historic Preservation -	Historic preservation promotes three key elements of community sustainability: •Economic Sustainability. Historic preservation favors local jobs and workmanship while promoting heritage tourism. Studies around the nation have demonstrated that historic district protections help stabilize property values. •Environmental Sustainability. Keeping historic structures and material in good repair conserves the energy that went into making them and reduces the amount of material that is sent to landfills. Historic preservation also promotes walkable neighborhoods. For additional information on existing structures and environmental sustainability, visit the National Trust for Historic Preservation's website on climate and culture. •Cultural and Social Sustainability. Preserving historic places supports everyday connections between residents and the cultural heritage of the community. It also makes Denver a more livable place.	I would like to see Cultural and social sustainability listed first. Some phases like : It provides a sense of history, a connection to the past. It shows craftsmanship that no longer exists today. The architecture shows a progression of time and lifestyle changes over decades. It shows radical change in home styles (frilly Victorians to simple home using natural materials and a high level of craftsmanship, to single story ranch style, to mid century modern with sweeping roofs and connecting the outside with the inside). It keeps alive a memory of a person or place. That section needs to be warm and hit the heart. I never thought of sustainability. I just thought of beauty and showing what will never be seen again. At my time, the old houses and renovations were cheap. I could afford to buy a historic house	Revise to this section order and text to: Cultural and Social Sustainability Preserving historic places nurtures a sense of continuity and connection—linking residents to the stories, traditions, and craftsmanship that define Denver's identity. These shared places foster belonging, support diverse narratives, and make the city a more livable and meaningful place for all who call it home. Environmental Sustainability Maintaining and reusing historic buildings helps conserve the energy and resources originally used to construct them, while significantly reducing construction waste and material sent to landfills. Preservation also encourages walkable, compact neighborhoods, contributing to a more sustainable urban form. These areas often feature a connected street grid, minimal building setbacks, and close proximity to shops, schools, transit, and other everyday amenities—making it easier for people to walk, bike, or use public transportation. This type of development pattern reduces dependence on cars, lowers greenhouse gas emissions, and promotes healthier, more vibrant communities. For more information on the environmental benefits of reusing existing structures, visit the National Trust for Historic Preservation's Climate and Culture resources. Economic Sustainability. Historic preservation supports economic sustainability by favoring local jobs, skilled craftsmanship, and heritage tourism. Studies have shown that the protections offered by historic districts help stabilize—and often increase—property values. In many cases, historic designation can enhance a property's long-term value and market appeal.
1.1 Benefits of Historic Preservation	Environmental Sustainability. Keeping historic structures and material in good repair conserves the energy that went into making them and reduces the amount of material that is sent to landfills. Historic preservation also promotes walkable neighborhoods. For additional information on existing structures and environmental sustainability, visit the National Trust for Historic Preservation's website on climate and culture.	Consider revising this sentence to be more specific about how preservation supports walkability. Including physical features such as connected street grids, minimal setbacks, or proximity to daily amenities could help ground the concept and clarify the link between preservation and pedestrian-oriented design.	Revise text to: Environmental Sustainability Maintaining and reusing historic buildings helps conserve the energy and resources originally used to construct them, while significantly reducing construction waste and material sent to landfills. Preservation also encourages walkable, compact neighborhoods, contributing to a more sustainable urban form. These areas often feature a connected street grid, minimal building setbacks, and close proximity to shops, schools, transit, and other everyday amenities—making it easier for people to walk, bike, or use public transportation. This type of development pattern reduces dependence on cars, lowers greenhouse gas emissions, and promotes healthier, more vibrant communities. For more information on the environmental benefits of reusing existing structures, visit the National Trust for Historic Preservation's Climate and Culture resources.
1.2 Denver Zoning Code	Denver Zoning Code The Denver Zoning Code provides the fundamental siting, structure form, use, and parking requirements that apply to all properties throughout the city. Projects subject to design review must also meet base standards for the applicable zoning district and building form, such as minimum setbacks and maximum height. If conformance with zoning regulations would have an adverse impact on the historic character of a property, owners may apply for an administrative zoning adjustment or Board of Adjustment variance as delineated in Chapter 12 of the Denver Zoning Code. Property owners are strongly encouraged to coordinate with zoning staff early in the design review process to ensure that projects meet all zoning standards prior to review by the LPC. See pages XX for more information on the design review and approval process.	I would like for the Guidelines to provide more clarity on how / when Landmarks refers to Zoning as a part of its design review. For instance, recently, the Tandem House building form has been reviewed differently from the ADU building form, even though this is a modern distinction dating to the 2014 zoning code and not a historic distinction.	Zoning is the foundation of how the City regulates development. While many existing structures pre-date current zoning, all new construction and significant alterations must comply with today's zoning standards. ADUs are allowed city wide. Tandem Houses are limited to certain zone districts. Most zone districts that allow Tandem Houses also allow ADUs. A Tandem House use allows two primary dwelling units on a single zone lot. An Accessory Dwelling Unit use also allows an additional dwelling on a zone lot that is accessory to a primary structure. A tandem house may be located anywhere on the lot, while a detached ADU must be located within the rear 35% of the lot. To help applicants determine which building form is permitted under zoning, Landmark staff, in collaboration with residential review, are beginning to require a zoning-only review prior to design review.
1.3 Sidebar: National, State and Local Designation	A property or district may be designated as historic through national, state or local programs. The Design Guidelines for Denver Landmark Structures and Districts apply only to those properties and districts designated through the city of Denver's local preservation program.	May be helpful to add here that local preservation ordinances are the key way to protect a property for future use, as the National and State Registers do not prevent demolition, relocation, or alterations in most cases.	Revise text to: A property or district may be designated as historic through national, state, or local programs. However, only local designation—through the Denver's local preservation ordinance—provides regulatory protection. National and state historic registers are primarily honorary and do not prevent demolition, relocation, or alterations in most cases. The Design Guidelines for Denver Landmark Structures and Districts apply exclusively to properties and districts designated under Denver's local preservation ordinance, which is the key tool for ensuring long-term protection, thoughtful stewardship, and compatibility of changes over time.
1.5 RNO Sidebar	For new construction of primary structures and tandem houses, Accessory Dwelling Units (ADUs), and pop-top additions, an advisory review meeting with an RNO may be required. Applicants will be referred by Landmark staff to the qualified advisory RNO following a pre-application meeting. The applicant shall meet with the RNO within 3 weeks of the referral, prior to formally submitting the application for LPC design review. Please contact Landmark Preservation staff for more information.	I understand the purpose for the 3 week time constraint for RNO to meet AND COMMENT. (you might clarify the time constraint applies to both meeting and providing comments to LPC) However, this constraint has proved troublesome for the West Highland RNO review volunteer committee. Multiple times we received the referral literally the day after our monthly meeting. resulting in either calling a special meeting or providing comments without a meeting. A 4 week time constraint could largely resolve this but I suspect will not be acceptable to the city. Maybe a compromise ... could a standard date (something like as the 3rd Thursday) for each month for issuing a referral be set?	The RNO review process is defined in the Design Review Rules and Regulations adopted by the Commission in November 2014. Staff are working internally on an update to the Rules and Regulations that will be reviewed at a later date. These rules encourage applicants and RNOs to meet within the 3-week referral period. All public comment, including RNO comment, is accepted per our public comment policy. The current language does not conflict with the currently adopted RNO review process as outlined in the Design Review Rules and Regulations.

1.7 Application of the Guidelines	The design guidelines establish a clear framework for maintaining the historic character of Denver's landmark structures and districts while allowing for compatible changes. They are intended to guide alterations, additions, and new construction in a way that respects historic significance while accommodating contemporary needs. Exterior work not requiring building or zoning permits, and interior remodels are not subject to Landmark design review, although the LPC and Landmark Preservation staff review some interior work if it is part of a tax credit project. Please consult with Landmark Preservation staff if you are unsure whether the design review process using these guidelines applies to your project. See "Design Review Process" on pages XX for a summary of the complete design review process.	Consider revising this opening sentence for clarity. Phrases like "what is most important" and "sympathetic alterations" may be interpreted subjectively and could benefit from more specific language. A clearer summary of how the guidelines balance preservation with flexibility may better orient readers to their intent and application.	Revise text to: The design guidelines establish a clear framework for maintaining the historic character of Denver's landmark structures and districts, while allowing for compatible changes. They are intended to guide alterations, additions, and new construction in a way that respects historic significance, which is typically detailed in the original designation application or designating ordinance, while accommodating contemporary needs. The guidelines focus on preserving the defining features and architectural integrity of historic properties while allowing alterations that are compatible in design, materials, and scale. This approach ensures that the unique historical and cultural values embedded in the original designation are honored and maintained
1.7 Application of the Guidelines	<i>ibid</i>	It might be helpful to note that information about character-defining features and additional details about the historic significance of a property can often be found in the original designation of a property, since Denver's designation forms are generally pretty detailed. I agree with another commenter that "sympathetic alterations" could be expanded upon/defined here.	See revised text in row above.
1.7 Design Guideline chapters	Appendices. The appendices include unique guidelines for the La Alma Lincoln Park Historic Cultural District, and a glossary of terms	Intro Design Guideline Chapters. Doesn't the Appendices also contain character defining features for some historic districts?	The Guideline document is undergoing a significant redesign that is anticipated to be part of the adoption of revisions to Chapter 1 and the Window and Door Guidelines. The Character Defining Features are being pulled out into their own stand alone document and will no longer be an Appendices to the Design Guidelines.
1.7 Design Guideline chapters	<i>ibid</i>	The verbiage reads as though district specific guidelines are provided ONLY for La Alma. Will the other existing district specific guidelines be retained? If so, consider revising text to better reflect this.	This section is about the chapter structure of the Design Guidelines for Denver Landmark Structures and District. Additional Guidelines that may apply are referenced in the section in "Additional Guidelines May Apply" with an extensive list of those additional guidelines.
Windows & Doors			
Definitions	Deteriorated: Some components are damaged, degraded, or missing, but repair is feasible.	should define "feasible"--it's not even clear if this is an economically feasible, or artistically feasible. Things that aren't worth doing from many metrics are often feasible.	Note: Economic feasibility is not within the purview of Denver Landmark Staff or the Commission. Revise definition to: Components are damaged, degraded, or missing, but repair is feasible without excessive difficulty or of loss of a component's historic integrity. Essentially, while repair may be challenging, it is still manageable through reasonable efforts and resources.
Definitions - deteriorated and severely deteriorated	Severely deteriorated: The majority of historic components are damaged, degraded, or missing, as demonstrated by photographs, and cannot be repaired without significant reconstruction.	Do these require any kind of professional assessment to determine?	Note: Proposing to eliminate the current requirement for a 3rd party assessment to simplify the application process for homeowners. Revise definition to: The majority of the historic components are extensively damaged, degraded, or missing. This condition is confirmed through photographic evidence and verification by Landmark staff. In such cases, repair is not feasible without substantial reconstruction efforts. Essentially, the historic component requires significant reconstruction to restore its historic integrity.
Definitions - deteriorated and severely deteriorated	<i>ibid</i>	As others mentioned the definitions here as too subjective. "Severely deteriorated" could be defined as when a certain percentage of the material is rotted or damaged, or when a qualified professional, like a licensed contractor or window repair shop, deems it beyond repair for a cost less than a high-quality replacement. This would provide a more objective basis for deciding between repair and replacement. More so as you try to balance repair vs. replacement: The guidelines could explicitly acknowledge that financial feasibility is a factor. A provision could be added that allows for the replacement of a "Deteriorated" feature if the homeowner can demonstrate that the cost of repair is significantly higher than the cost of a replacement that meets the visual and material standards. This would prevent homeowners from being forced into financially burdensome restoration projects for components that are not "severely deteriorated" but are still costly to fix.	Economic feasibility is not within the purview of Denver Landmark Staff or the Commission. See revised definitions in rows above
Definitions - deteriorated	<i>ibid</i>	should define "significant reconstruction" so that it's a workable metric.	See revised definitions in rows above
Definitions- character windows	Character Front Façade Doors may include: <ul style="list-style-type: none"> •Windows with arched, round, or bowed glazing or sashes •Windows with ornate divided-light (muntin) patterns, such as diamond or intersecting arches, or any pattern that is not commonly manufactured today •Windows with distinctive mullion configurations and window groupings, such as bay, oriel, or tripartite windows •Windows with glazing that is etched, colored, textured, leaded or stained •Windows with distinctive craftsmanship, such as elaborate carvings or casting patterns, or distinctive materials, such as bronze or nickel-silver •Large windows that are not commonly manufactured today and are difficult to replicate 	I am in agreement with most of the examples listed of Character Windows, however I do wonder if arch-top windows are quite as rare and special as the other examples listed here. There are mainstream manufacturers who can provide an archtop replacement window which would be difficult to distinguish from the original from a public vantage point.	The definition states that a window or front façade door "may include" certain features, and that Landmark Preservation staff or the Landmark Preservation Commission will determine whether a window or front façade door qualifies as a character window or door: "Landmark Preservation staff or the Landmark Preservation Commission will determine if a window or front façade door is a character window or door"

Definitions - character windows	For new window units, only use a divided-light design if there are existing divided-light windows on the building or if divided-light windows were present historically on the building or on other similar buildings within the historic context. Evidence may include historic photographs of the building or historic windows on similar buildings within the surrounding historic context. Divided-light windows must be true divided lights or simulated divided lights with a spacer bar (interstitial spacer, preferably in a dark finish to reduce visibility, between the double-glazed panes of glass). Windows with only grills between the panes of glass are not allowed. If a building has divided lights, a simpler light pattern may be used. Apply the same approach to the selection of new doors.	Section 2.14 g "if a building has divided lights...." does everyone understand what "lights" mean? First used in definitions	In the glossary there is no definition for a divided light. There is a definition for for mullion and muntin on page c-8 of the glossary. We will also illustrate the parts of a window in the guidelines. Proposed divided light definition: a window where the panes of glass, or "lights," are divided into smaller panes. There are two types of divided lights: A true divided light (multiple small panes of glass separated by muntins) or a simulated divided light (one large pane of glass with applied muntins that create the appearance of smaller panes).
Definitions - character windows	Large windows that are not commonly manufactured today and are difficult to replicate	Consider removing or revising the final bullet. Unlike the other examples, this one emphasizes replicability and manufacturing constraints rather than a window's inherent historic or architectural significance. It may be helpful to refocus this list on qualities that directly contribute to a window's historic character, rather than practical replacement challenges.	We agree this bullet point is more about availability than historic or architectural significance. In practice, if a window cannot be readily purchased "off the shelf," we consider it a character window, since replacement would not be feasible through reasonable efforts. This bullet point is intended to provide additional guidance to laypersons in determining whether they have a character window or not.
Definitions - Visible/Visibility	Visible/Visibility: The portion of a building or a site seen by a person of average height (5'-6") standing at grade at a public vantage point. Primary facades and secondary street-fronting elevations have a high level of visibility from public vantage points. Side interior and rear elevations may or may not have visibility depending on public vantage points and site conditions. Vegetation and fencing are temporary and are not considered features that reduce visibility.	Fencing is permanent enough that it requires LPC review. It doesn't seem quite fair that it is entirely disregarded in establishing the Public Vantage Point.	Fencing requires a zoning permit and is therefore within the LPC purview, however, it may be removed at any time without a permit. Public vantage points, by contrast, are fixed and include streets, sidewalks, and public parks, as outlined in the public vantage points definition. For a feature to be considered visible, a person must be standing in a designated public vantage point.
Window Openings 2.14	2.14 Preserve all historic window and door opening patterns and proportions on elevations that are visible from public vantage points. d.Do not infill historic windows or doors or add new window or door openings.	2.14 d Sometimes the window opening needs to be modified or closed up. This is mostly seen in kitchens	This section addresses openings that are visible from public vantage points. Openings in highly visible locations—such as the front of a home—rarely correspond to interior service spaces like kitchens, closets, or bathrooms. It is important to preserve original openings on facades that have a high level of visibility from public vantage points.
Window Openings - New Guidelines Side Elevations	When adding new windows or doors on elevations that are not visible from public vantage points, create openings that match historic openings on the building or on buildings with a similar architectural character in the surrounding historic context.	I would request additional clarity on side elevations which are only technically visible from a public vantage point. When a side elevation is within, say, 3' or 5' of a neighboring structure -- which is very common in the historic neighborhoods - it is hard to tell much of anything about the side elevations, even if there is technically a line of site to them.	Staff Response: Staff have not established a fixed measurement, as the design guidelines must apply to more than 60 historic districts and over 360 individual landmark structures. In many cases, portions of a side façade beyond approximately 3 to 5 feet may not be visible from public vantage points and therefore greater flexibility will be allowed. However, visibility and flexibility will ultimately depend on the specific historic context.
Window Openings - New Guidelines regarding pattern and proportions	For new window units or new doors, only use a divided-light window design if there are existing divided-light windows or doors on the building or if divided-light windows or doors were present historically on the building or on other similar buildings within the historic context. Evidence may include historic photographs of the building or historic windows or doors on similar buildings within the surrounding historic context. Divided-light windows or doors must be true divided lights or simulated divided lights with a spacer bar (interstitial spacer, preferably in a dark finish to reduce visibility, between the double-glazed panes of glass). Grills between the panes of glass are not allowed. If a building has divided lights, a simpler light pattern than used historically may be selected.	2.14 g should just be rewritten. It is a mess..see earlier comments	We will remove this subguideline from sections that are discussing window opening placement and proportions, and more appropriately add it to the guideline about windows installed in new openings. We will also restructure this sub guideline into two sub guidelines for example: g. For new window units, only use a divided-light design if divided-light windows exist on the building or if divided-light windows were historically present on the building or on similar buildings within the historic context. If a building already has divided lights, a simpler light pattern may be used. Evidence may include [do as a list]: - historic photographs of the building; - historic windows on similar buildings within the surrounding historic context. h. Divided-light windows must be either true divided lights or simulated divided lights with a spacer bar (interstitial spacer, color-matched to the window frame in non-reflective material). Windows with applied muntins including attached, snap-in, add-on grids, or grids only between the glass are not allowed. Apply the same approach to the selection of new doors.
Window Openings - New Guidelines regarding pattern and proportions	Evidence may include historic photographs of the building or historic windows or doors on similar buildings within the surrounding historic context.	2.14 g. Applicant may show evidence on similar homes in historic district. Similar homes may have replaced windows that don't match original windows. A photo of altered may be used as evidence to justify using a plain window.	If a photograph is from the period of significance, it documents changes that are part of the historic context and may have acquired historical significance in their own right, even if they were not original to the home or structure. Additionally, this guidance pertains to adding new windows in new openings, which are often encouraged to be a simplified interpretation of existing windows as to maintain a sense of architectural clarity and not create a false sense of history.
Window Openings - New Guidelines regarding pattern and proportions	Divided-light windows or doors must be true divided lights or simulated divided lights with a spacer bar (interstitial spacer, preferably in a dark finish to reduce visibility, between the double-glazed panes of glass). Grills between the panes of glass are not allowed. If a building has divided lights, a simpler light pattern than used historically may be selected.	section g. From sentence that begins with Divided-light-windows for two sentences is VERY confusing. " Simulated divider lights with spacer bar" and "windows with only grills" sound like the same thing. Write this so a homeowner understands this.	Revise text to: Divided-light windows must be either true divided lights or simulated divided lights with a spacer bar (interstitial spacer, color-matched to the window frame in non-reflective material). Windows with applied muntins including attached, snap-in, add-on grids, or grids only between the glass are not allowed.
Window Openings - New Guidelines regarding pattern and proportions	interstitial spacer, preferably in a dark finish to reduce visibility, between the double-glazed panes of glass	Rather than calling for a dark finish, maybe consider asking for "color-matched (to the window frame color/powder coated, non-reflective material spacers" as the windows might be a light color and that would provide the least visual impact of the spacer, and also enhance longevity of the glazing, approximating expansion/contraction performance between frame and glazing in direct sunlight).	See revised text in rows above.

Window Openings - New Guidelines regarding pattern and proportions	For new window units or new doors, only use a divided-light window design if there are existing divided-light windows or doors on the building or if divided-light windows or doors were present historically on the building or on other similar buildings within the historic context. Evidence may include historic photographs of the building or historic windows or doors on similar buildings within the surrounding historic context. Divided-light windows or doors must be true divided lights or simulated divided lights with a spacer bar (interstitial spacer, preferably in a dark finish to reduce visibility, between the double-glazed panes of glass). Grills between the panes of glass are not allowed. If a building has divided lights, a simpler light pattern than used historically may be selected.	I agree with other commenters that this guideline could be broken up into subsections for clarity	See revised text in rows above.
Window Openings - New guidelines regarding windows and doors openings not visible from PV	Divided-light windows or doors must be true divided lights or simulated divided lights with a spacer bar (interstitial spacer, preferably in a dark finish to reduce visibility, between the double-glazed panes of glass)	"When adding new windows or doors...no visible" 2,14 f. interstitial is a horrible and obtuse word. use a different word	This is a technical term and uses the minimal wording necessary to describe a spacer bar. Different window manufacturers may refer to the spacer bar using various terms, such as "grill between glass" (GBG). Staff have attempted to describe the feature without listing all of the different terms used in the industry.
Window Openings - New guidelines regarding windows and doors openings not visible from PV	When adding new windows or doors on elevations that are not visible from public vantage points, create openings that match historic openings on the building or on buildings with a similar architectural character in the surrounding historic context. a. Maintain solid-to-void ratios typically found on the historic building. b. Match the placement and size of historic windows and doors found on the historic building or on buildings with a similar architectural character in the surrounding historic context. A limited number of larger new openings may be appropriate to the extent that they do not impact the form of the structure and do not involve removal of significant architectural details.	Additional flexibility would be appropriate on elevations which are not visible from a public vantage point. For instance, it should be potentially allowable for someone to have an operable glass wall opening to their backyard. The operable glass wall does not maintain the historic solid to void ratio, but it also doesn't negatively impact anyone.	While an alteration may not negatively impact a person, it could potentially have adverse effects on historic resources. All alterations are reviewed on a case-by-case basis. Staff felt strongly that new openings should not be in stark contrast with historic openings. Staff find that the most important consideration may be how the alteration impacts the character-defining features of the historic resource.
Window Openings - New guidelines regarding windows and doors openings not visible from PV	a. Maintain solid-to-void ratios typically found on the historic building.	new 2.14 a, Maintain solid to void ratio, Does a homeowner know what this is? It sounds like a calculation is required. What is the formula?	There is no formula for calculating the solid-to-void relationship. The guidelines must apply to more than 60 historic districts and over 360 individual landmark structures. Solid-to-void relationships will vary depending on the historic context and the architectural style of the building in question
General Comment	Divided lights	I believe the correct spelling would be "lites"?	Lites and lights can be used interchangeably. It is a stylistic preference.
General Comment	n/a	Maybe add there could be exceptions made such as for life and safety if a window or door opening needs to be infilled due to a change of the interior space.	Noted. We do make accommodations for life and safety currently after close consultation with our colleagues in the building and zoning department
Window Openings - New guidelines regarding windows and doors openings not visible from PV	For new window units or new doors, only use a divided-light window design if there are existing divided-light windows or doors on the building or if divided-light windows or doors were present historically on the building or on other similar buildings within the historic context. Evidence may include historic photographs of the building or historic windows or doors on similar buildings within the surrounding historic context. Divided-light windows or doors must be true divided lights or simulated divided lights with a spacer bar (interstitial spacer, preferably in a dark finish to reduce visibility, between the double-glazed panes of glass). Grills between the panes of glass are not allowed. If a building has divided lights, a simpler light pattern than used historically may be selected.	2.14 f. The second to the last sentence is way to long, a run on sentence. In the last two sentences "divided lights with a spacer bar" and "Grills between panes" sounds like the same thing. Please clarify	See revised text in rows above.
Window Openings - New guidelines regarding window and door installed in openings not visible from PV	For historic structures with wood windows, use wood, aluminum-clad wood, or composite fiberglass window materials. For historic structures with steel or aluminum windows, use steel, aluminum, or composite fiberglass window materials.	Consider allowing thermally broken aluminum windows to also replace wood windows, as insulating glazing introduces additional weight into the assembly and aluminum would allow to maintain frame width, whereas matching wood profiles may need to grow in width (in addition the growing in cross section) and significantly alter the opening appearance. Add language to call for matching frame profiles of historic windows in width, while allowing for increase in depth, provided the exterior window recess dimension is maintained.	Aluminum windows may not meet the SOI Standards and could disqualify many projects from receiving tax credits (as well as the additional flexibility granted by these revised guidelines). Staff recommends that the Commission carefully consider which materials are appropriate and the potential implications for tax credits.
General Comment	n/a	Energy Efficiency: While the guidelines do allow for double or triple-glazed new windows, they could go further by explicitly stating that improved energy efficiency is a valid reason for window replacement, provided the new windows match the historic appearance. This would align preservation goals with modern standards of sustainability and homeowner comfort.	The proposed guidelines already provide greater flexibility for window replacement. Character windows must be preserved. The reasoning behind window replacement does not need to be stated, as it is generally outside the Commission's purview unless it directly relates to the physical condition of the window.
General Comment	n/a	What finishes are allowed? or alternatively why not a faux wood grain?	Note: Faux wood grain is not referenced in the window guideline update section. Staff recommends that the Commission carefully consider which materials are appropriate and the potential implications for tax credit eligibility. The Commission has previously expressed concerns regarding faux wood-grain finishes. At the last update, staff encouraged additional flexibility for this material when used on secondary or rear elevations as well as on accessory structures.

General Comment	n/a	If one hundred year old windows do not function properly, home owners need greater accommodations. Often the windows are too difficult to open, unable to be cleaned from the inside of the home, are energy inefficient given they have century old single pane glass, and have no noise abating features. Thus, sensible considerations and allowances are needed. Senior citizens, in particular, need easier use and maintenance ability with new historically design-appropriate modern replacement windows. The cost of repair to century old windows can actually be more than new windows. This should be a priority consideration given today's home owners of properties in historic neighborhoods already pay a high financial price to maintain and respect design mandated guidelines.	The proposed guidelines already provide greater flexibility for window replacement. Character windows must be preserved. The reasoning behind window replacement does not need to be stated, as it is generally outside the Commission's purview unless it directly relates to the physical condition of the window.
Window Openings - New guidelines regarding window and door installed in openings not visible from PV	Use clear or nearly clear low-e glass. Glass shall be void of tint, color, or reflection, with a minimum 65% visual-light transmittance and a maximum 25% reflectivity. Windows on secondary elevations at bathrooms may have frosted or obscured glazing	Consider rewording this to "matching historic/original glazing appearance closely" (not perfectly, because historic glass often contains bubbling and other imperfections that would be hard/near impossible to obtain in current float glass product), in order to future proof this language for buildings (for example) completed in the 1970s (and later), who are now becoming eligible for historic designation and may actually have original reflective/colored windows in place, that may be character defining.	The guidelines should holistically address all building types/style. This sub-guideline should not compete with or replace zoning requirements. I recommend that we workshop this further to clarify its intent and application. Revise text to: New windows should closely match the historic glazing tint and color. Low-e glass may be used, but glass with reflective coatings should be avoided unless historically present. On secondary elevations, frosted or obscured glazing may be used in bathrooms or other rooms requiring increased privacy.
General Comment	n/a	Might be helpful to add a point about storm windows as an option instead of full replacement.	Storm windows do not require review or approval. A "blue one-pager," part of the document redesign, providing additional guidance on storm windows, including how to properly install them, will be included.
General Comment	n/a	Nowhere is it put simply: For replacement windows, the width of the window rails must match the width of original historic windows. If no original windows exist, use pictures of measurement of similar windows in another home. Or something like that, Then tell how to measure the width of the rails. Then describe how to measure that	For character windows, guidelines state: "Match the profile and design of character windows and character front façade doors, including frame, sash, divided-light patterns, mullions, sills, heads, jambs, glazing, moldings, transoms, and sidelights. For Common or non-historic windows guidelines state: "When historic windows and doors are present on the building, match replacement window or door to the size and form of historic windows or doors found on the building." Additionally, as part of the application process, staff provide a worksheet that explains what parts of a window to measure and how to measure it.
General Comment	n/a	If the facade windows do not function properly but similar style replacements are available there should be sensible allowances for going ahead with new windows that adhere to the general guidelines.	The proposed guidelines already provide greater flexibility for window replacement. Character windows must be preserved. The reasoning behind window replacement does not need to be stated, as it is generally outside the Commission's purview unless it directly relates to the physical condition of the window.
Common Windows 2.20	a. A simplified version of a historic window or door may be used on elevations that are not visible from public vantage points.	2.20 d. To me "a simplified version of a historic window..." would be a plane window with all the same dimensions the same. and same style 9i.e double hung, casement, etc.	Yes that is correct. A simplified version should have similar dimensions. The Commission has indicated in past discussion on the window guideline update that the operation type is not as important, provided that the window profiles/appearance is matched.
General Comment	n/a	I do not believe that internal blinds within triple glazed windows on new additions to a residence in a historic district, have any impact on the historic character of the building. Blinds, curtains or other methods of obscuring view and screening unwanted western sun can be installed internally that can often times look worse. An example would be the use of paper shades which would be allowed but integral shades would not be allowed. In addition, when the addition to the residence is located completely in the rear and is not visible from the street this impact is not visible to anyone but the individual homeowner who may desire such a clean aesthetic. I would recommend that internal blinds or shades be allowed in additions only and not as replacement windows within the existing residence.	Noted. This section is pertains to windows on historic fabric and not windows on additions. This topic may be revisited at a later date when making update to the additions section of the guidelines.
Egress Window Guidelines	d. Do not place basement egress windows on a primary elevation unless lowering the sill of an existing window while maintaining the width and header height of the existing opening.	It is often not possible to place egress window wells on the sides of historic houses due to proximity to property lines and adjacent structures. Could there be an exemption to allow egress windows on the front facade if the windows are fully below grade?	Revise text to: Do not install basement egress windows on the primary elevation unless lowering the sill of an existing window while maintaining the width and header height of the original opening. If the new egress window will be entirely below grade, the Landmark Preservation Commission may consider allowing a new opening on the front facade.
General Comment	n/a	Are storm windows allowed to be placed on interior or exterior without any review? It may be helpful to mention them as an option in some cases.	Storm windows do not require review or approval. A "blue one-pager," part of the document redesign, providing additional guidance on storm windows, including how to properly install them, will be included.
Color Code Key			
These comments will be incorporated into the update per response column, 17 comments or 40% of total comments			

These comments require additional clarity from staff or guidance from the Commission, 10 comments or 23% of total comments

These comments have been acknowledged and carefully reviewed, but they are beyond the scope or relevance of the current update. Staff welcomes further discussion from the Commission if needed, 16 comments or 37% of total comments