

September 28, 2022 HPC Committee Member Comments Addressed

Committee Member Davenport comments:

- Add style to each example illustration headers: **Fixed**

Craftsman Style

- Massing: Is it really 2 stories – or is it 1½ stories? (1 story with raised basement or 1 story with walkout basement): **Fixed**
- Fenestration: Specify windows and add doors: **Fixed – added wood to window description; however, doors on 600 Avenue C are probably not original so no changes were made to the door specifications.**

Minimal Traditional Style

- Fenestration: Specify metal-or wood- frame windows; add door location; **fixed**
- Image example is missing porch identifier; **fixed**

National Folk Style

- For 640 Ave C and maybe others on that block or on the Avenues, the wood siding is not just on the porch, but it also wraps around the building as a “wainscoting” below the “gypsum board exterior siding”: **Fixed**
- Fenestration: Add door location/orientation: **Fixed**
- **Additional page/style example was added**

Ranch Style

- Façade: Specify door location: **Fixed**
- Fenestration: Add door location/orientation: **Fixed**
- **Additional page/style example was added**

Committee Member Hauntz comments:

- Discrepancy between number of contributing buildings on Property Table vs. those included on Design Guidelines
 - **In progress. We will provide the City and HPC with updated spreadsheet and property table in November.**
- 1320 Wyoming is contributing but not included on Spanish Revival Design Guidelines
 - **Fixed – corrected typo on Spanish Revival Design Guidelines – 1340 to 1320**
- 712 Park Place listed as contributing on Property Table
 - **Fixed typo – changed 712 Park to non-contributing to match ARA form**
- 505 Avenue I not included in Design Guidelines
 - **No change. This property is non-contributing so won't be included in Design Guidelines**
- 311 and 315 Utah contributing but not included on Design Guidelines
 - **Fixed – added to Spanish Revival Design Guidelines**
- 550 California has Minimal Traditional/Late Modern style and listed as non-contributing
 - **No change: 550 California is non-contributing due to an addition that is of the Late Modern style. Because it's non-contributing, and it's an addition, there won't be Design Guidelines for the Late Modern style.**
- 1220 – 1228 Arizona not included in guidelines (no Modernistic style)
 - **Fixed – create a Modernistic Style Design Guideline**

- National Folk should have two distinct guidelines by builder – Avenues should be there own
 - Added another example image was added to show the major builders with contributing properties.

Committee Member Turner comments:

- Images are poor quality
 - In progress.
- Would like to see thumbnails in images
 - Will occur when images are finalized