

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Historic Preservation Commission of the City of St. George, Washington County, Utah, will hold a regular meeting at the City Hall Conference Room, 175 East 200 North, St. George, Utah on Wednesday, **July 21, 2021** commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

CALL TO ORDER

1. **LANDMARK SITE DESIGNATION**

Consider a request to designate the home at 135 South 100 East as a landmark site to be known as the Frederick Blake Home.

2. **EXTERIOR MODIFICATION**

Consider a request to modify the exterior aesthetics of a significant historical building located at 135 South 100 East.

ADJOURN

Brenda Hatch, Development Office Supervisor

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

HISTORIC PRESERVATION COMMISSION AGENDA REPORT: **07/21/2021**

Frederick Blake Home Local Landmark Designation (Case No. 2021-HPC-004)	
Request:	To consider a request to designate a Local Landmark Site.
Applicant:	135 S 100 E St. George, LLC
Representative:	David Healy
Location:	135 South 100 East Street St. George, UT 84770
General Plan:	MDR, Medium Density Residential
Zoning:	RCC, Residential Central City
Land Area:	Approximately .21 acres



BACKGROUND:

The owners of the home at 135 S 100 E Street would like to designate this home as a local landmark in the City of St. George. This home was built in the 1870s by Benjamin Frederick Blake who was a master carpenter. Mr. Blake built this home for his son, Frederick Blake. The building of this home was quite a feat given the scarcity of construction materials available in this part of the country. Before the home was built, the family lived in dugouts. The Central Passage Home is one and a half stories and combines Classical and Victorian aesthetic elements. The home was built using adobe brick and finished in historical plaster (please refer to Exhibit A).

There have been few alterations to the exterior of this building. There were two small one-story additions on the rear of the building. The date of these additions is unknown, but it is assumed they were built not long after the home was finished as they used the same materials as the original building. In addition, some of the windows have been replaced but were installed in the original openings. And finally, a French door was installed on the rear of the home.

This home is included on the City's list of *Other Historic Sites* and has been featured in in *Landmark & Historic Sites, 3rd Edition, Revised 2015*. There is also a plaque created by the Landmarks Commission outside the home. In order to be eligible to become a landmark site, the home must meet the criteria found in Section 10-13E-4 of our Zoning Regulations. This home meets the criteria as shown below.

Must Meet All Criteria	a.	It is located within the boundaries of St. George City	YES
	b.	The building or structure was constructed before 1970	YES - Per applicant the home was built in the 1870s
	c.	There are no major alterations or additions that have obscured or destroyed significant historic features, such as: changes in pitch of the main roof, enlargement or enclosure of windows on the principal façades, addition of upper stories or the removal of original upper stories, covering the exterior walls with nonhistoric materials, moving the resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.	YES - Per applicant, the home has two historical additions, some new windows, and a newer French door. None of the alterations can be seen from the right-of-way.

Must Meet at Least One Criteria	d.	<i>It is currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6.</i> Properties listed on or determined to be eligible for the national register must still retain their integrity	<i>NO</i>
	e.	It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation	<i>YES</i>
	f.	It is associated with lives of persons significant in the history of the city, state or nation	<i>YES</i>
	g.	It embodies the distinctive characteristics of a rare or unique type, period or method of construction, or represents the work of an architect or builder recognized as a master in his/her field, or possesses high artistic values or style, or represents a significant and distinguishable entity whose components may lack individual distinction	<i>YES</i>
	h.	It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example).	<i>NO</i>

RECOMMENDATION:

Staff recommends approval of the petition of the Frederick Blake Home to become a local landmark.

EXHIBIT A
Applicant's Narrative

EXHIBIT B
PowerPoint Presentation

FREDERICK BLAKE HOUSE LANDMARK SITE EVALUATION

Section A: Administrative Information

Property Location: 135 South 100 East, St. George, Washington County (see **Figures 1 and 2**, attached)

Date of Construction: 1870s (Assessor Records incorrectly indicate 1923)

Degree of Integrity: High (There have been no major alterations. See description below and attached photos.)

Section B: Significance Evaluation

The Frederick Blake House is eligible for the National Register of Historic Places (National Register) under Criteria A and C. That is, it is associated with events that have made a significant contribution to the broad patterns of the history of St. George (i.e., Criterion A) and embodies the distinctive characteristics of a rare or unique type or period or method of construction (i.e., Criterion C.)

Criterion A Evaluation

According to the St. George Historic Preservation Commission, the Frederick Blake House was built by Frederick's father, Benjamin Frederick Blake, in the early-1870s, which marks the dwelling as one of the earlier permanent homes built in St. George following its founding in 1861. Prior to the construction of the home, Frederick and his parental family lived in dugouts, as did many of the pioneers settlers called to settle the St. George Mission (also referred to as the Cotton Mission) by the then-president of the Church of Jesus Christ of Latter-day Saints, Brigham Young. Per the Pioneer Map of St. George provided by the Washington County Historical Society, Benjamin Blake built the home for Frederick on the southern half of the lot he owned in the northwest corner of Block 13 of Plat A.

The construction of permanent dwellings, such as the Blake House, during the pioneer period was no small feat given the relative scarcity of construction materials and the tenuous nature of the settlement during the early years. Various reports of St. George's history indicate that roughly 300 persons were called to settle the area but fewer than 100 remained after the initial years and the hardships of the remote location, devastating seasonal flooding, lack of culinary water, and high summer temperatures. The Blakes were among those who endured and helped bring permanence to the settlement.

While several dwellings built during the pioneer era are extant in St. George, few retain as high a degree of architectural and historical integrity as the Frederick Blake House. As such, this dwelling is an excellent representation of the period and struggle for the community to survive the extreme challenges of settlement.

Criterion C Evaluation

The Frederick Blake House is eligible for the National Register under Criterion C as it embodies both the distinctive characteristics of a rare or unique type and of a method of construction. The dwelling is a 1.5-story Central Passage form exhibiting a combination of Classical and Victorian aesthetic elements. It is reportedly constructed of adobe brick, which was one of the few available construction materials available to settlers at the time the dwelling was constructed, and clad in historical plaster. Its moderate eaves, raking moldings, plaster cladding, and fenestration, including the wooden pilasters of the entry surround, all reflect the Classical style, while the decorative barge-boards of the eaves are indicative of “updating” the dwelling’s style during the Victorian period of the late-1800s and early-1900s.

The building has seen a small amount of exterior alteration over time. First, there are two small, 1-story additions on the rear of the building that wrap around to the north and south elevations. Both additions exhibit the same plaster cladding as the rest of the structure and appear to have been constructed during the early historic period (i.e., not too long after initial construction of the home). These additions retain historical integrity in their own right and contribute to the overall integrity of the dwelling and its reflection of the pioneer period in St. George.

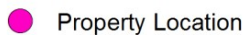
Second, several of the windows have been replaced with modern, vinyl- or aluminum-framed inserts. The inserts, which are single-hung types, all appear to have been installed in the original openings without modification of those openings for size, shape, or location. As such, the integrity of the overall fenestration has been retained. The new inserts are of the divided pane style, which is consistent with older wood-framed windows of similar type that appear to have been installed throughout the home during the historic period.

Lastly, a French door was installed in the rear elevation of the dwelling. This doorway appears to have been added during the modern era, and its placement may have taken advantage on an existing window opening or traditional pedestrian entryway at the time. The modern doorway is generally not visible to the public from traditionally accessible locations and, as such, it does not compromise the ability of the dwelling to reflect the era in which it was constructed and its intended design and style.

135 South 100 East, St. George, Washington County
Parcel SG-206-A
06/2021



LEGEND



FREDERICK BLAKE HOUSE

Location: 135 South 100 East,
St. George, Washington County, UT

Basemap taken from ESRI
World Street Map



NAD 1983
UTM Zone 12N
1:24,000



135 South 100 East, St. George, Washington County
Parcel SG-206-A
06/2021



LEGEND

 Parcel Boundary

Basemap taken from UT AGRC
Google Imagery



FREDERICK BLAKE HOUSE

Location: 135 South 100 East,
St. George, Washington County, UT

0 20 40 80 Feet
0 5 10 20 Meters



NAD 1983
UTM Zone 12N
1:650





SGHPC plaque in front of property

**135 South 100 East, St. George, Washington County
Parcel SG-206-A
06/2021**



Overview of property; looking east



Primary façade (west elevation); looking east



Primary façade (west elevation) at right with north elevation at left; looking southeast



Primary façade (west elevation) at left and south elevation at right; looking east



Recessed entry in primary façade showing historical detail; looking east



South elevation showing in-period addition; looking east



South elevation (at left) and east elevation (at right) showing in-period addition; looking northwest



East (rear) elevation; looking west



East (rear) elevation; looking northwest



North elevation (at right) and east elevation (at left); looking southwest

135 South 100 East, St. George, Washington County
Parcel SG-206-A
06/2021



In-period addition on north elevation; looking southeast



In-period addition on north elevation; looking east



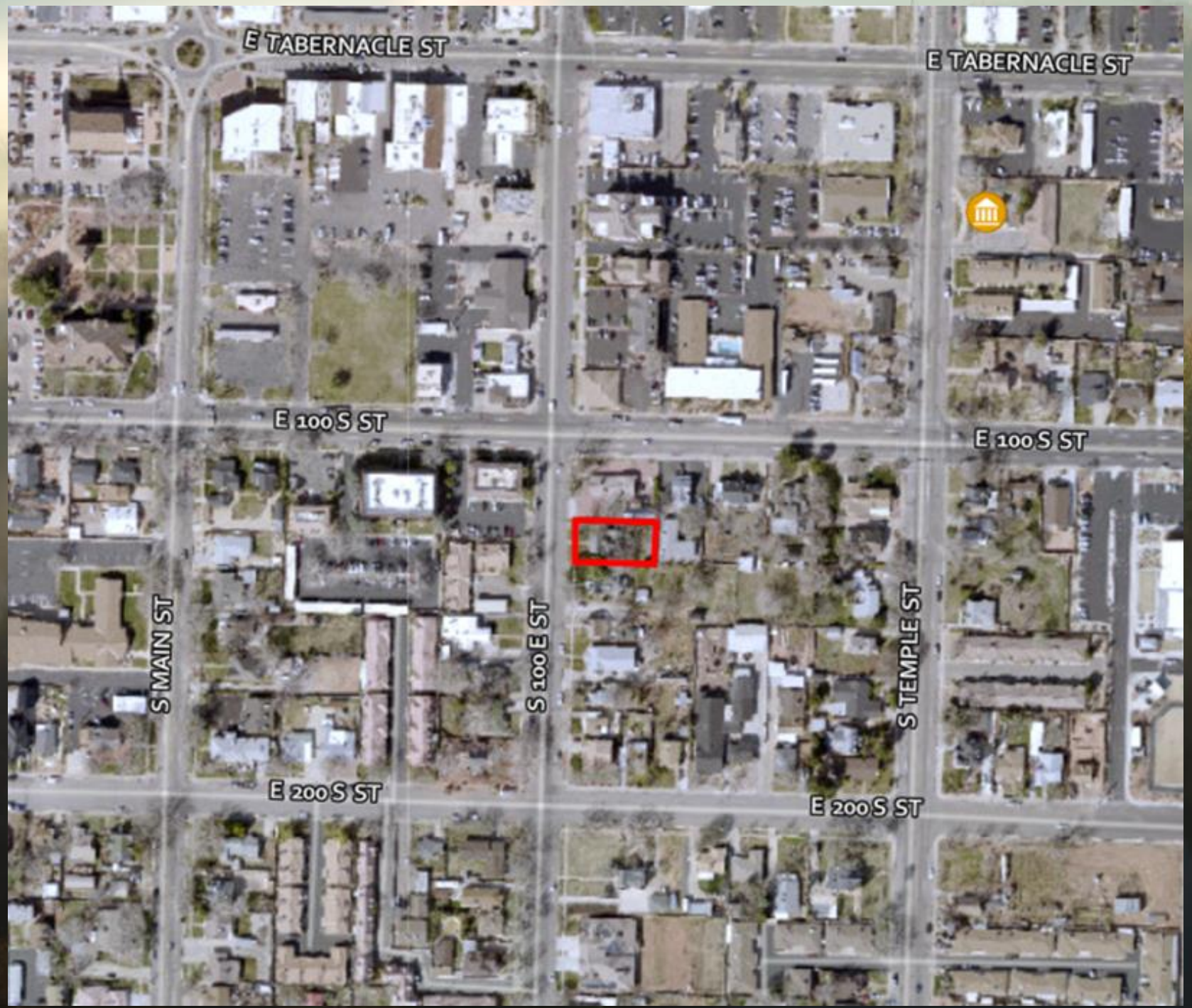
Frederick Blake Home

Local Landmark
Designation

2021-HPC-004

Location of Home

135 S. 100 E.





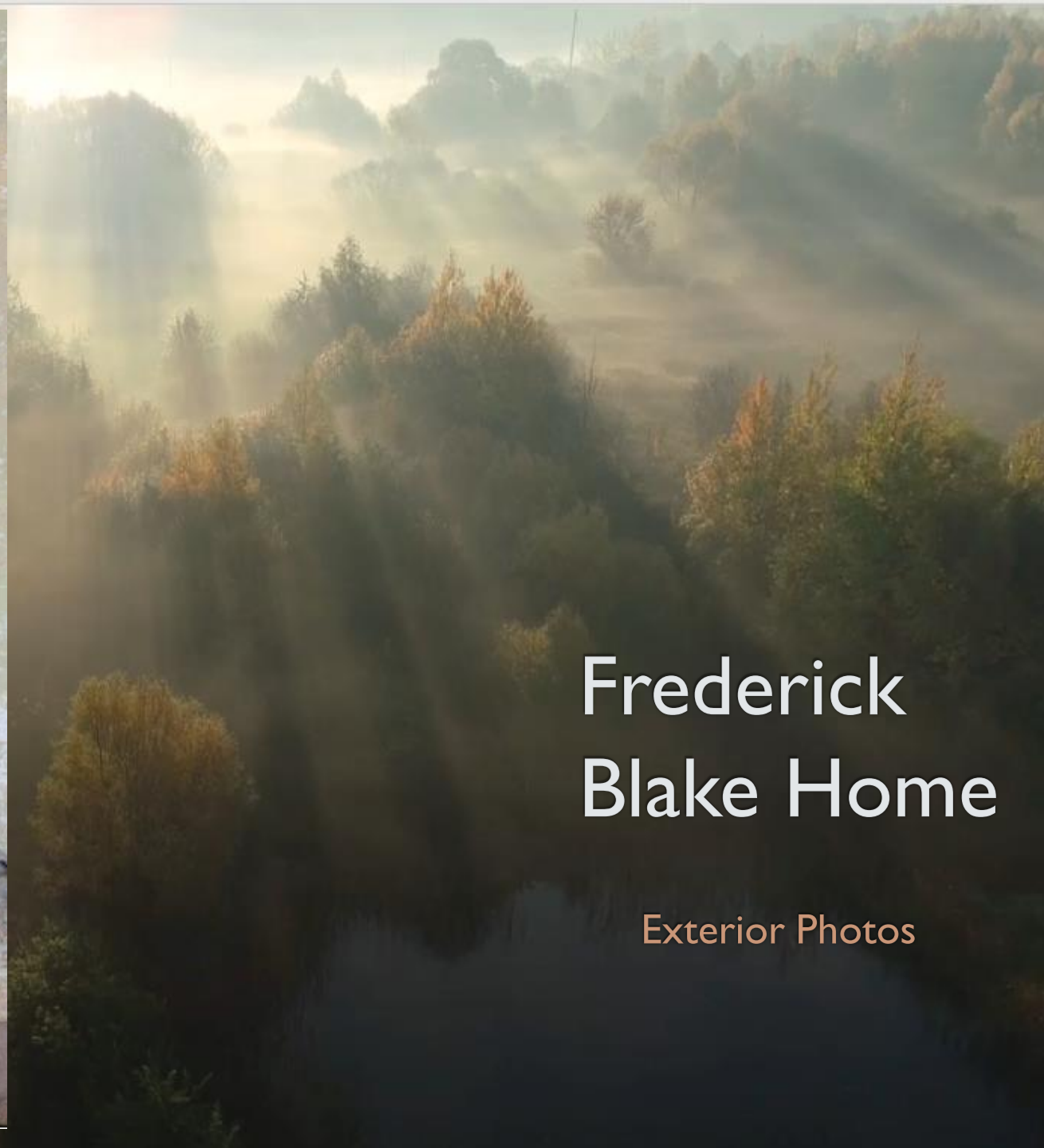
Frederick Blake Home

Exterior Photos



Frederick Blake Home

Exterior Photos



Frederick Blake Home

Exterior Photos



Frederick Blake Home

Exterior Photos



Frederick Blake Home

Exterior Photos



Frederick Blake Home

Exterior Photos

FREDERICK BLAKE HOUSE

BENJAMIN FREDERICK BLAKE, MASTER CARPENTER, BUILT THIS HOUSE FOR HIS SON, FREDERICK BLAKE, IN THE EARLY 1870s. ITS WALLS ARE THREE ADOBE BRICKS THICK. ORIGINAL TILES FRAME THE SEVERAL FIREPLACES. SECRET DRAWERS WERE BUILT IN FOR VALUABLES. FREDERICK CAME TO DIXIE WITH HIS PARENTS AT AGE 19. HE LIVED IN THE HOME WITH HIS SECOND WIFE, EMILY GREEN, AND FIVE CHILDREN. HE ALSO MARRIED ELIZA BARNETT AND FATHERED FIVE MORE CHILDREN. SEVEN OF THE CHILDREN DIED YOUNG BUT HIS SON WALLACE BLAKE AND DAUGHTERS SARAH AND EMILY SURVIVED. HE WORKED IN SAWMILLS, SUPPLYING LUMBER FOR THE ST. GEORGE TEMPLE AND TABERNACLE AND HIS FATHER'S CARPENTRY SHOPS. FREDERICK'S FAMILY LIVED IN THE HOME UNTIL 1892.

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Frederick Blake Home

Exterior Photos

A scenic landscape photograph featuring a river in the foreground, a dense forest of trees with some autumn-colored foliage in the middle ground, and a bright sun in the background creating a strong lens flare and rays of light filtering through a light fog or mist. The overall tone is warm and atmospheric.

Staff's Recommendation

Staff recommends approval of the petition of the Frederick Blake Home to become a local landmark.

HISTORIC PRESERVATION COMMISSION AGENDA REPORT: **07/21/2021**

Frederick Blake Home Rehabilitation Local Landmark Designation (Case No. 2021-HPC-005)	
Request:	To consider a request to rehabilitate a significant historic building.
Applicant:	135 S 100 E St. George, LLC
Representative:	David Healy
Location:	135 South 100 East Street St. George, UT 84770
General Plan:	MDR, Medium Density Residential
Zoning:	RCC, Residential Central City
Land Area:	Approximately .21 acres



BACKGROUND:

The owners of the home at 135 S 100 E Street would like to rehabilitate the exterior of this home. They are currently in the process of designating this home as a local landmark in the City of St. George (see case 2021-HPC-004). The exterior of the home is not in very good condition. Rehabilitation is needed with the stucco, wood trim, windows, and shutters. In addition, the applicant would like to make a few other changes. The following items is a list of six rehabilitation items to be performed with this request. In determining whether the six items listed below are acceptable, please refer to the Rehabilitation Guidelines in the boxes below:

1. Exterior wall:

- a. The owners will be filling in the cracks on the exterior walls. The applicant has not found a formula for what was originally used for plaster in the area and are open to suggestions.
- b. The owners will be using Sherwin Williams Classical White for the paint color. This appears as a straw color. Please see photos.

Rehabilitation Guidelines:

- Section 10-13E-1.D – 5. *Restoration of Exterior Façades*: Restoration of all exterior façades, including the side and rear façade, shall be in keeping with the objectives herein. Roofline, windows and exterior facing materials shall all be considered. Adjoining buildings in separate or the same ownership shall be rehabilitated so as to carry out a unified concept.
- Section 10-13E-1.D – 6. *Harmony of Materials, Techniques and Colors*: Materials, techniques and colors must conform to and harmonize with original materials and techniques. To this end, the emphasis should be, where practical, on correct period sash, doors, cornices, wall materials and signs and the removal of present-day anachronisms, such as defacing or out-of-scale contemporary features. The general requirements shall apply particularly to visible surfaces on the exterior. New work adjoining old must be carefully blended to minimize the separation, unless, in the opinion of qualified architectural experts, it is better to make the joining areas obvious and thereby emphasize the qualities of the original work.
- Section 10-13E.D – 15. *Color*:
 - a. Color for all rehabilitation work must blend with the existing exterior residential color palette. If any new brick is used for rehabilitation work, it must be similar in texture, effect and color to the original brick. Stucco color for exterior walls shall be similar in tone to the muted pastels typical of historic pioneer stucco buildings or shall blend with the natural tones of the surrounding geology reflected on the exterior of adjacent buildings;

- b. White and off-white may be used on decorative elements such as lintels, sills and cornices. Bright colors are not appropriate for major architectural elements such as building walls. However, when used sparingly in fine lines, such as on the wood trim of a storefront, a brighter color than that of the building face will be allowed to enhance a particular color scheme;
 - c. Metallic finishes generally are not allowed, except when used in such treatments as painted-gold or bronze-toned lettering on storefront glass;
 - d. A simple color scheme of up to no more than three (3) exterior colors is required.
- In the Secretary to the Interior's Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings it says it is recommended to use "mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe."

2. Shutters: The shutters will be repainted. A typical color for shutters would have been dark green or black. The applicant will be using a dark green color. Please see photos.

Rehabilitation Guidelines:

- Section 10-13E-1.D – 11. *Painting*: Heavy or numerous coats of paint, or paint in the wrong color, that obscures architectural decorations and details should be removed before repainting. Refer to Preservation Brief No. 10, Exterior Paint Problems on Historic Woodwork, by the Technical Preservation Services Division of the United States Department of the Interior.

3. Trim: The owners will be hand scraping and repainting all the trims and gingerbread around the home. Please see photos.

Rehabilitation Guidelines:

- Section 10-13E-1.D – 10. *Repair or Replacement of Architectural Details*: Deteriorated building details should be repaired rather than replaced whenever possible. Repair or replacement of missing architectural decorations and details should be based on accurate duplications, substantiated by historical, physical or pictorial evidence rather than on conjectural design. In the event replacement is necessary, the new material should match the original material in composition, design, color and texture.

4. Windows:

- a. The applicant would like to replace the windows that have not been updated with windows that are similar in appearance to the newer windows that have been put on the front of the home. The new windows are double pane vinyl Anderson windows.
- b. The applicant would like to add two new windows to the home.
 - i. On the south facing wall (the side) of the house, there is one window on the east side of the fireplace. The applicant would like to add an additional window to the west side of the fireplace to create a symmetrical look. There is at least one other home in St. George's historic shopping district that has the symmetrical windows that frame the fireplace. Please see photos.
 - ii. The second window the applicant would like to add is located on the second floor on the rear side of the home. They would like to expand the bathroom by using an existing storage room. The new window will be located in the remodeled bathroom which is directly above the French door in the rear.

Rehabilitation Guidelines:

- Section 10-13E-1.D – 22. *Windows*: Original windows in the older buildings are predominantly wood double-hung type. A sash pattern of one over one (1/1), that is, one (1) undivided framed pane above a similar pane, is the most common type. In new construction, one over one (1/1) type is required, unless the majority of windows in adjacent structures facing the streetscape clearly indicates otherwise. The pattern of a one over one (1/1) window may be achieved by the use of fixed glass, with three (3) conditions:
 - a. The window frame replicates the proportions of a typical double-hung window sash;
 - b. No unpainted clear aluminum is used for the frame; and
 - c. The window frame is of similar cross-sectional size to that of double-hung windows typical of the neighborhood.
- The *Secretary to the Interior's Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings* says that "Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening" is not recommended.

5. Roof-top deck: There is a roof-top deck accessible from the second floor. The deck does not have a handrail securing the open edges. The applicants would like to install a colonial baluster railing around the open edges as shown in the photos. They will make the railing out of wood but would prefer to use metal to make it more secure. If they are allowed to use metal, they would make sure to find a wood

grain type metal option. The roof-top deck is only viewable from the rear of the property.

- Section 10-13E.D – 17. New Construction: The guidelines in this section are to be used by those planning new construction. Their purpose is to reinforce and enhance the historic architectural character of the neighborhood by encouraging compatible new construction. The guidelines do this by describing and illustrating certain design concepts found in the historic architecture of the neighborhood; concepts which can be applied in the design of new structures.
- Section 10-13E.D – 18. Considerations: The historic preservation commission will consider design concepts other than those recommended in these guidelines when necessary to promote design concepts found in the historic architecture of the neighborhood. However, in order for a design to be considered for exceptional review, it must not include the use of elements that are designated as inappropriate in the guidelines.

6. Exterior Stairs: There is a wood deck off the rear French door; however, there are no stairs from the deck to the yard. The applicant would like to add three stair treads to make the deck safer. Please see photos. There are more stair treads shown in the photo than will be needed. The stairs will only be viewable from the rear of the property.

- The *Secretary to the Interior's Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings* says, "Considering health and safety code requirements, such as the installation of fire suppression systems, early in the planning stage of the project so that the work is compatible with the reconstruction."

RECOMMENDATION:

Staff recommends this Commission go through each item and determine the appropriateness on each item before making a recommendation to staff.

EXHIBIT A
Applicant's Narrative

Attached (please see the attachments in Brittney's email below) are the pictures showing the changes we would like to make to the exterior of the home.

The exterior wall color would be: Sherwin Williams Classical White. Our research indicated the typical pallet for the 1870's wall color included earth tones such as grays, straw, tans and browns. We went with a straw color.

The Shutter color was typically dark green or black. We are considering a very dark Green option but could go with Black if needed.

There are many cracks in the wall plaster all the way around the home that would need to be repaired. We cannot find a formula for what was originally used for plaster in the area and are open to suggestions. If the board does not have a suggestion we would like to use plaster to skim coat a thin layer of plaster over the cracks to remove them and then paint with the Classical White mentioned above.

On the South facing wall, we would like to install a window on the West side of the South chimney. This would be symmetrical in dimension and placement opposite the one that is already there. There is at least one home/shop in the St. George historic shopping district that has symmetrical windows on both sides of the chimney. I've included a picture in this email for reference.

There is a rooftop deck on this home only accessible from the second level of the inside of the home. This deck does not have a handrail securing the open edges. We would like to install a colonial baluster railing around the open edges as shown. Ideally, we'd like to make this railing out of wood, but would prefer to fabricate it out of metal so it is more secure. Is this a possibility? If so, we would make sure to find a wood grain type metal option.

We would also like to expand a bathroom on the second level to include a storage area behind it. We would like to cut a new window in at the back of that space which would go above the French Doors on the back of the home.

We would also like to install a small, three step series of wood steps coming off the French doors. The picture shows more steps than what would be needed, but this is to show the design and that the stairs would be wood.

The windows in the front were replaced with double pane, vinyl Anderson windows prior to our purchasing it. We would like to replace the rest of the windows with the same design throughout as the existing windows are no longer secure and are in need of replacement.

We will also be hand scraping and repainting all the trims and gingerbreadding all the way around the home.

Best,
Dave & Brittney Healey

EXHIBIT B

Rehabilitation Guidelines for Significant Historic Buildings Section 10-13E.D

D. *Rehabilitation Guidelines for Significant Historic Buildings:* Rehabilitation of significant historic buildings shall comply with the guidelines set forth herein and, in addition, all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, construction and occupancy of the property.

1. *Standards:* All improvements to landmark sites shall be in accord with the general and specific standards for historic preservation as prepared by the Secretary of the Interior, and in harmony with the architectural character of the neighborhood.
2. *Additions:* Whenever possible, new additions or adaptive reuse to structures shall be done in such a manner that if such additions or changes were to be removed in the future, the essential form and integrity of the structure would not be impaired.
3. *Parking and Access:* Off-street parking, loading facilities and pedestrian access shall be designed so as not to create conflicting movement. All other areas other than driveways, parking areas, walks and terraces shall be appropriately landscaped and provided with appropriate trees and shrubbery.
4. *Accessory Structures:* Accessory structures shall be improved to harmonize with any redevelopment of the primary structure.
5. *Restoration of Exterior Façades:* Restoration of all exterior façades, including the side and rear façade, shall be in keeping with the objectives herein. Roofline, windows and exterior facing materials shall all be considered. Adjoining buildings in separate or the same ownership shall be rehabilitated so as to carry out a unified concept.
6. *Harmony of Materials, Techniques and Colors:* Materials, techniques and colors must conform to and harmonize with original materials and techniques. To this end, the emphasis should be, where practical, on correct period sash, doors, cornices, wall materials and signs and the removal of present-day anachronisms, such as defacing or out-of-scale contemporary features. The general requirements shall apply particularly to visible surfaces on the exterior. New work adjoining old must be carefully blended to minimize the separation, unless, in the opinion of qualified architectural experts, it is better to make the joining areas obvious and thereby emphasize the qualities of the original work.

7. *Patching*: When repairing or replacing masonry details, decorations or parapet walls, care should be taken to prevent an obvious and unsightly patch. Materials, joints, etc., should match the original as closely as possible in composition, color and texture. For additional information on repairing masonry walls, see the Preservation Brief No. 2, prepared by the Technical Preservation Services Division of the United States Department of the Interior.

8. *Fake Details and Decorations*: Fake “historic” details, decorations and other additions should be avoided.

9. *Anchoring*: Sagging details, decorations, cornices, string courses, lintels, arches, pilasters, and parapet walls should be firmly reanchored. The original height of the parapet wall should not be modified.

10. *Repair or Replacement of Architectural Details*: Deteriorated building details should be repaired rather than replaced whenever possible. Repair or replacement of missing architectural decorations and details should be based on accurate duplications, substantiated by historical, physical or pictorial evidence rather than on conjectural design. In the event replacement is necessary, the new material should match the original material in composition, design, color and texture.

11. *Painting*: Heavy or numerous coats of paint, or paint in the wrong color, that obscures architectural decorations and details should be removed before repainting. Refer to Preservation Brief No. 10, Exterior Paint Problems on Historic Woodwork, by the Technical Preservation Services Division of the United States Department of the Interior.

12. *Fixtures*: Hardware and lighting fixtures, where practical, shall be selected with care to conform to authentic work of the period, and to match remaining originals where such exist.

13. *Ornaments*: If the original or significant detail no longer exists or is too deteriorated to save, it is recommended that a contemporary design be undertaken which is compatible with the rest of the building in scale, design, materials, color and texture. An alternative might be to undertake an accurate restoration based on historical research and physical evidence. Where an original or significant detail no longer exists and no evidence exists to document its early appearance, it is generally preferable to undertake a contemporary detail that retains the historic “flavor” of the building.

14. *Materials:*

- a. Original building wall material should not be covered with any form of inappropriate siding. Where this has already occurred, the inappropriate siding should be removed and the original wall material restored;
- b. Masonry facings shall be cleaned and painted as necessary. Sandblasting is forbidden without prior approval of the historic preservation commission. All repointing, when necessary, shall be done according to the specifications set by Preservation Brief No. 2, Repointing Mortar Joints in Historic Brick Buildings, by the Heritage Conservation and Recreation Service, United States Department of the Interior;
- c. Recommended materials for rehabilitation of masonry buildings include traditional bond pattern, such as running bond or Flemish bond, not stack bond. Clay facing tile may be used if the face size of the tile is that of standard brick and if the bond pattern is typical of contributing buildings in the neighborhood;
- d. The imitation of stone veneer or brick, using stucco, prefabricated plastic, plywood and/or fiber panels is not acceptable, unless documented through historic or pictorial evidence;
- e. Asphalt or wood shingled awnings and diagonal sided panels are not acceptable;
- f. Vinyl or aluminum panels imitating clapboard or wood siding are not acceptable;
- g. Glazing shall be clear, nonreflective, and untinted. Double-glazed insulating glass or materials such as acrylic or high-impact polycarbonate panels are permissible;
- h. Wall surfaces that have not been painted should remain unpainted.

15. *Color:*

- a. Color for all rehabilitation work must blend with the existing exterior residential color palette. If any new brick is used for rehabilitation work, it must be similar in texture, effect and color to the original brick. Stucco color for exterior walls shall be similar in tone to the muted pastels typical of historic pioneer stucco buildings or shall blend with the natural tones of the surrounding geology reflected on the exterior of adjacent buildings;

- b. White and off-white may be used on decorative elements such as lintels, sills and cornices. Bright colors are not appropriate for major architectural elements such as building walls. However, when used sparingly in fine lines, such as on the wood trim of a storefront, a brighter color than that of the building face will be allowed to enhance a particular color scheme;
- c. Metallic finishes generally are not allowed, except when used in such treatments as painted-gold or bronze-toned lettering on storefront glass;
- d. A simple color scheme of up to no more than three (3) exterior colors is required.

16. *Mechanical Equipment:*

- a. Radio, television, telephone and/or other telecommunication equipment, such as antennas or satellite “dishes” and ancillary systems, cables, junction boxes and the like, shall be placed behind or within suitable visual barriers in such a way that it is not visible from the streets;
- b. Heating and air conditioning equipment, including cooling units, blowers, exhaust fans, ducts and/or ancillary systems, support units, brackets, wiring, junction boxes and the like, shall be properly screened or installed behind or within suitable visual barriers.

17. *New Construction:* The guidelines in this section are to be used by those planning new construction. Their purpose is to reinforce and enhance the historic architectural character of the neighborhood by encouraging compatible new construction. The guidelines do this by describing and illustrating certain design concepts found in the historic architecture of the neighborhood; concepts which can be applied in the design of new structures.

18. *Considerations:* The historic preservation commission will consider design concepts other than those recommended in these guidelines when necessary to promote design concepts found in the historic architecture of the neighborhood. However, in order for a design to be considered for exceptional review, it must not include the use of elements that are designated as inappropriate in the guidelines.

19. *Siting:* The ground floor of new structures should relate to the pedestrian’s human scale and continue to display the siting of neighboring structures.

20. *Scale:*

- a. Of the many criteria that must be considered when designing new buildings for the neighborhood, by far the most important is the scale of the new building and its relationship to the scale of the neighborhood;
- b. Just as the relationship of a new structure to the buildings on its block is important, so is it important that the elements within its façade be appropriately scaled. The scale of these elements should recall those of neighboring structures.

21. *Width of Building:* Building widths have a major impact upon the perception of the scale of a building. The apparent widths of the front façades of new buildings should correspond to typical widths of the buildings on the same block. A long façade should be broken into separate elements to suggest façade widths or bays similar to those of neighboring buildings.

22. *Windows:* Original windows in the older buildings are predominantly wood double-hung type. A sash pattern of one over one (1/1), that is, one (1) undivided framed pane above a similar pane, is the most common type. In new construction, one over one (1/1) type is required, unless the majority of windows in adjacent structures facing the streetscape clearly indicates otherwise. The pattern of a one over one (1/1) window may be achieved by the use of fixed glass, with three (3) conditions:

- a. The window frame replicates the proportions of a typical double-hung window sash;
- b. No unpainted clear aluminum is used for the frame; and
- c. The window frame is of similar cross-sectional size to that of double-hung windows typical of the neighborhood.

23. *Ornament:* The ornamental details shall be compatible and in scale with those used in the streetscape.

24. *Color:* Approved color schemes appropriate for the neighborhood are required.

- a. Muted background colors are required for the majority of the building surfaces;

- b. Up to two (2) complementary accent colors may be used in addition to the background color;
- c. *Finished Wood Surfaces*: The rustic or bare wood look is not allowed;
- d. The natural color of stone or brick may not be painted;
- e. Roofs must be a neutral or muted brown or gray. (Ord. 2019-10-002, 10-10-2019)

EXHIBIT C
PowerPoint Presentation

A scenic landscape photograph featuring a river in the foreground, surrounded by dense trees. The scene is misty, with sunlight rays (crepuscular rays) streaming through the fog from the upper center, creating a dramatic and ethereal atmosphere. The trees show some autumnal colors.

Frederick Blake Home Rehabilitation

2021-HPC-005

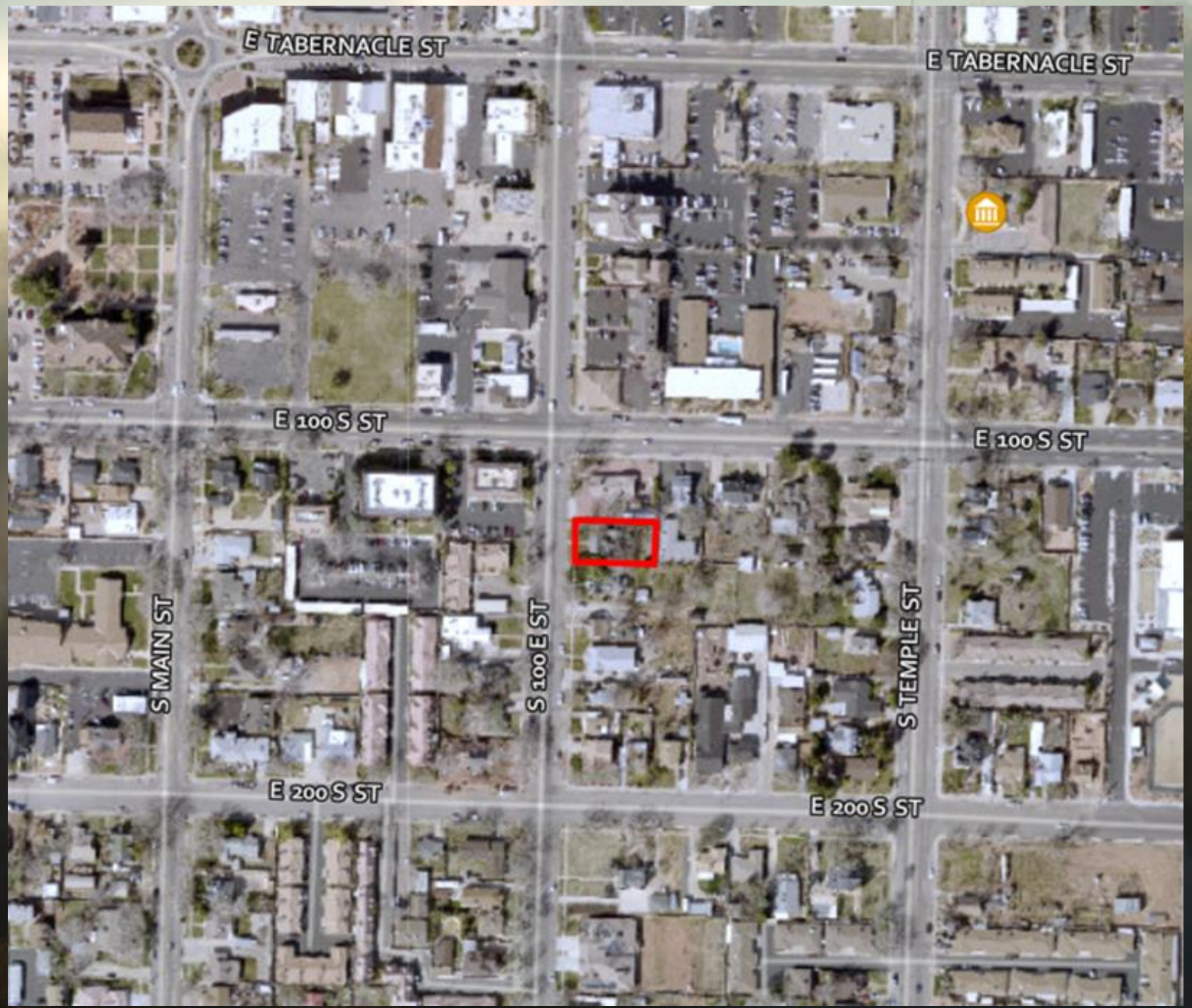


Frederick Blake Home Rehabilitation

2021-HPC-005

Location of Project

135 S. 100 E.



Condition
of Home

Landmark
Designation



Proposed
Rehabilitation



Proposed Rehabilitation

1. **Exterior Wall**
2. **Shutters**
3. **Trim**





Current Condition



Proposed Improvements

Proposed Rehabilitation

4. Windows





Current Condition









Proposed Rehabilitation

- 5. Roof-top Deck
- 6. Exterior Stairs





Staff's Recommendation

Proposed Rehabilitation

1. Exterior Wall
2. Shutters
3. Trim
4. Windows
5. Roof-top Deck
6. Exterior Stairs