

## HISTORIC RESOURCES COMMISSION MINUTES

Thursday, August 16, 2018  
6:00 p.m.

111 N. Front Street, Room 204 (Hearing Room)

**Commissioners Present:** Jackie Barton, Joseph McCabe, Dan Morgan (acting Chairperson), Erin Prosser

**Commissioners Absent:** Steward Gibboney, Clyde Henry, Abbie Stiers

**City Staff Present:** Connie Torbeck

- I. CALL TO ORDER – 6:03 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, September 13, 2018 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 313
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, September 20, 2018 – 111 N. Front Street (Michael B. Coleman Government Center); Room 204 (Hearing Room)
- IV. SWEAR IN OF STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES, Thursday, July 19, 2018.  
MOTION: McCabe/Prosser (3-0-1 [Barton-abstain]) APPROVED
- VII. STAFF APPROVALS – The Historic Resources Commission hereby accepts all Staff Approved items, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.  
MOTION: McCabe/Prosser (4-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATIONS

1. **18-8-7**  
**170 W. Jeffrey Place** **Old Beechwold Historic District**  
**Anna Hoffman (Applicant/Owner)**  
MOVED TO STAFF APPROVAL
2. **18-8-8**  
**177 Rustic Place** **Old Beechwold Historic District**  
**Patricia R. Donnally (Applicant/Owner)**  
MOVED TO STAFF APPROVAL
3. **18-8-9**  
**1216 Bryden Road** **Bryden Road Historic District**  
**Jeffrey Steele/The Cleary Co. (Applicant)** **Michael & Anne Ponzani (Owner)**  
MOVED TO STAFF APPROVAL



**CONTINUED APPLICATIONS**

**4. 18-5-4a**

**774 Bedford Avenue**

**Old Oaks Historic District**

**Mitchell Levine & Ashley Buckmaster (Owner)**

*Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application 18-5-4a, 774 Bedford Avenue, as submitted, with all clarifications, as noted:

**Build Garage Addition**

- Build new, 21' L x 10' W x 15' H, concrete block addition on south side of the existing, one-car garage, per the submitted photos, site plan, and elevation drawings.
- Siding to be vertical, wood siding to match wood siding on the existing block garage.
- Vertical wood siding may be installed over the concrete block walls of the existing garage, if desired.
- Wood corner boards and trim around overhead doors to be 1 x 4, painted white. Trim above garage doors to be 1 x 6.
- Foundation to be unpainted, plain-face concrete block.
- Apron to be concrete, per the submitted site plan.
- Cut sheet for new overhead garage door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

MOTION: Morgan/ McCabe (4-0-0) APPROVED

**5. 18-5-7a**

**674 Bedford Avenue**

**Old Oaks Historic District**

**Home Source Ohio (Applicant)**

**Phoenix Financial, LLC. (Owner)**

*Following presentation of the staff report, and additional discussion, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

It is the policy of the Historic Resources Commission to remove an application from the agenda following three (3) consecutive absences by the Applicant. In the absence of the Applicant, remove Application #18-5-7a, 674 Bedford Avenue, from the agenda and from further consideration, and direct Historic Preservation Office staff to follow up with Code Enforcement in regard to work completed prior to review and approval. Submittal of a new application is required to be placed on a future agenda.

MOTION: McCabe/Barton (4-0-0) APPLICATION REMOVED

**6. 18-7-18**

**1734 Bryden Road**

**Andrew H. Stevens (Applicant/Owner)**

*Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

In the absence of, and at the request of the Applicant, Continue Application 18-7-18, 1734 Bryden Road, Bryden Road Historic District, for an existing, tiered retaining wall and plantings, and direct Historic Preservation Office staff to place on the September 20, 2018 Historic Resources Commission agenda for further review.

MOTION: Prosser/Barton (3-0-1[McCabe-abstain]) CONTINUED

**7. 18-7-19**

**987 Bryden Road**

**Right Property Group, LLC. (Owner)**

- APPLICATION WITHDRAWN BY APPLICANT

**NEW APPLICATIONS**

**8. 18-8-10**

**682 Linwood Avenue**

**Old Oaks Historic District**

**Jessica Jones (Applicant/Owner)**

*Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application 18-8-10, 682 Linwood Avenue, as submitted, with all clarifications, as noted:

**Install New Windows**

- Remove all deteriorated, wood, one-over-one, double-hung sash windows on all elevations.
- Remove the four (4) deteriorated, one-over-one, double-hung sash windows with diamond-patterned upper sashes on the façade of the second floor. Dispose of all debris according to Columbus City Code.
- Install new one-over-one, double-hung sash windows from the Approved Windows Lists, in consultation with Historic Preservation Office staff. Profile of rails and stiles to match existing original windows.
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Diamond-patterned upper sashes to be replicated for the four (4) second floor windows.
- Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass.
- Style of exterior brickmould, casings, and subsills to be submitted to HPO staff for review and approval.

**Remove Slate and Install New Asphalt Shingle Roof**

- Remove all slate down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

**Manufacturer:**

- CertainTeed
- GAF

**Style:**

- Carriage House (dimensional)
- Slateline (dimensional)
  
- (standard 3-tab)
- Royal Sovereign (standard 3-tab)
- (standard 3-tab)
- (standard 3-tab)

**Color:**

- Stonegate Gray
- English Gray Slate
- Weathered Slate
- Nickel Gray
- Nickel Gray
- Estate Gray
- Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.
- Existing box gutters to remain, as is.

MOTION: McCabe/Prosser (4-0-0) APPROVED

**9. 18-8-11a**

**666 Oakwood Avenue**

**Old Oaks Historic District**

**Cassie Wilhelm & Greg Myers (Owner)**

*Following presentation of the staff report, and additional discussion, all items except the chimney removal and the new, rear porch addition were moved to staff approval. A motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

In the absence of, and at the request of the Applicant, Continue Application 18-8-11a, 666 Oakwood Avenue, Old Oaks Historic District, for demolition of existing rear porch and construction of a new, rear addition, and direct Historic Preservation Office staff to place on the September 20, 2018 Historic Resources Commission agenda for further review.

MOTION: McCabe/Prosser (4-0-0) CONTINUED

**10. 18-8-12 (VARIANCE RECOMMENDATION)**

**633 Linwood Avenue**

**Old Oaks Historic District**

**Michael P. Herman (Owner)**

*Following presentation of the staff report, and additional discussion, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Upon review of Application #18-8-12, 633 Linwood Avenue, Old Oaks Historic District, the Historic Resources Commission recommends approval of the proposed variances, as submitted:

- Section 3332.035, R-3 residential district, does not permit two dwelling units on one lot, while I propose to develop a dwelling unit above a garage (carriage house) on a single parcel comprised of two lots developed with a single unit dwelling; and
- Section 3332.13, R-3 area district requirements, requires that a single-unit dwelling or other principal building shall be situated on a lot not less than 5,000 square feet in area, while I propose two single unit dwellings on an existing parcel that contains two lots that comprise 9,300± feet (approximately 4,650 square feet per dwelling unit); and
- Section 3332.27, Rear yard, requires that each dwelling, apartment house, or other principal building shall be erected so as to provide a rear yard totaling not less than 25 percent of the total lot area, while I propose a 25% rear yard for the existing dwelling and no rear yard for the rear carriage house. However, since my parcel contains two lots, with one being situated on a street corner, by adding the additional side yard on the south lot (Lot #312; additional 1,334 sq.ft.) and the additional side yard on the north lot due to it being on a street corner (Lot #311; additional 673 sq.ft.), the total rear yard and side yards make up 44% of the total parcel area. If you also include the open terrace attached to the front of the house, (342 sq.ft.) and the front yard (1,916 sq.ft.), the total open yard space for the entire parcel (front, two side yards and rear yard) is 68% of the total area (34% per dwelling unit).

MOTION: Prosser/McCabe (4-0-0) RECOMMEND APPROVAL

**CONCEPTUAL REIVEW**

**11. 18-8-13**

**602 E. Town Street**

**Karrick Sherrill (Applicant)**

Conceptual Review

**East Town Street Historic District**

**Joe Collins Property LLC (Owner)**

- Addition to the existing 2 story brick masonry apartment building, including the expansion of levels 1 and 2 and the addition of levels 3 and 4 on the north half of the building. The south elevation will not be altered.
- Demolish the existing carriage house at the rear of the property.

*Following the presentation by the applicants, Chairman Gibboney called all those wishing to speak in order of speaker slip received.*

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Becky West Columbus Landmarks	<ul style="list-style-type: none"> <li>• Provided some background history about the carriage house.</li> <li>• Thinks the carriage house may be the oldest building in the district. It appears to date from the 1850s.</li> <li>• Would like to see the building preserved, or at least documented if demolition is warranted.</li> </ul>

*Following the public speakers, and further presentation by the applicants, Chairman Panzer opened the discussion and Commission members offered comments to the applicants:*

Commissioner Comments

Commissioner McCabe:

- Understands the challenge of having a 1930s building and a much older building on the same parcel.
- The Commission does not want to hinder development, but also needs to protect the history of the district, based on code and guidelines.
- Thinks an appropriate solution can be found for an addition to the apartment building, but need to consider preservation of the carriage house.
- Consider a site visit for HPO staff and perhaps Commissioners.
- The Town Street elevation is important, so it's good to have the addition on the rear, but we also need to consider the alley-scape and how Columbus developed along its alleys.
- Would it be possible to flip the footprint of the addition and leave the carriage house in place?
- Thinks there are people would love to live in a building with so much history and character.
- Please provide information about any current efforts to stabilize the carriage house or address any current code orders.

Commissioner Prosser:

- There is a possibility of losing the carriage house by continued deterioration.
- Need to study other options/compromises to demolition of the carriage house.

Commissioner Barton:

- Will first need to look at whether the carriage house can be preserved before considering demolition.
- A building can always be saved, but need to consider what is reasonable. There may be possibilities for saving the building that we don't yet know about. Need to understand the condition better.
- Mentioned that State or Federal tax credits could be looked into.

Commissioner Morgan:

- The proposed plan maximizes use of the site, but there is room to shift the program.
- Thinks some kind of addition to the apartment building may be appropriate.

- The Commission will have to have a better understanding of the proposed height and massing of any new addition.

**12. 18-8-14**

**71 West Jeffrey Place**

**Old Beechwold Historic District**

**Dominic Boyden/Boyden Renovations, LLC. (Applicant)**

**Rhonda Comer & Vincent Day (Owners)**

*Following presentation by the Applicant and additional discussion and review, Application # 18-8-14 was divided in to item 'a' and item 'b' for clarity of action. Motions were made, votes taken, and results recorded as indicated.*

Approve Application 18-8-14a, 71 West Jeffrey Place, Old Beechwold Historic District, as submitted, with all clarifications, as noted:

Install New Window

- Remove the one (1) small casement, bathroom window on the second story façade.
- Install new Marvin Clad Ultimate, out-swinging, casement window, per the submitted product cut sheet.
- New window to fit the existing window opening (not to be down-sized).

MOTION: Prosser/Barton (4-0-0) APPROVED

Note: The Marvin Ultimate, Next Gen 2.0 double-hung sash has been previously approved as a test case and is now on the "Approved Windows List." This approval of a Marvin Clad Ultimate casement window is now being approved as a "test case."

18-8-14b

Continue Application #18-8-14b, 71 West Jeffrey Place, Old Beechwold Historic District, for replacement of the three (3) sets of casement windows on the second floor of the façade, and the one (1) casement window on the second floor of the rear elevation, and direct Historic Preservation Office staff to conduct a site visit to assess the condition of the windows. The application will be placed on the September 20, 2018 Historic Resources Commission agenda for further review.

MOTION: Prosser/Barton (4-0-0) CONTINUED

**STAFF APPROVALS**

• **18-8-1**

**196 East Frambes Avenue**

**Indianola Forest Historic District**

**Jonathan Cope (Applicant)**

**Jonathan & Stephanie Cope (Owner)**

Approve Application 18-8-1, 196 East Frambes Avenue, Indianola Forest Historic District, as submitted, with all clarifications noted:

Seal Existing Asphalt Driveway

- Make any required repairs to the existing asphalt driveway and apron, as needed.
- Apply seal coat to existing driveway and apron, retaining the same dimensions as the existing, in accordance with all applicable Columbus City Building Codes and industry standards; like-for-like.
- Reinstall or replace any wood edging, to match existing, as needed.

• **18-8-2**

**734 South Champion**

**Old Oaks Historic District**

**APCO (Applicant)**

**Randy Youmans (Owner)**

Approve Application 18-8-2, 734 South Champion Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Install New Storm Windows

- Install twenty-two new, low profile, metal ProVia Storm Windows.
- 14 windows will be triple track, and 8 windows will be picture storm.
- New storm windows to be installed inside the existing window frame.
- Storm window to be white to match existing white wood windows.

- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.
- Storm windows to operate smoothly.
- All work to be in accordance with the performance manual.

- **18-8-3**

**202 East Frambes Avenue**

**Fred Roempler (Applicant)**

**Indianola Forest Historic District**

**Nicastro Properties LLC (Owner)**

Approve Application 18-8-3, 202 East Frambes Avenue, Indianola Forest, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Paint colors must be Sherwin Williams; Colonial Revival Stone SW2827, Classic White SW2829, Kaffe SW6104 (for porch deck only)
- Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **18-8-4**

**184 East Frambes Avenue**

**Fred Roempler (Applicant)**

**Indianola Forest Historic District**

**Nicastro Properties LLC (Owner)**

Approve Application 18-8-4, 184 East Frambes Avenue, Indianola Forest Historic District, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Paint colors must be Sherwin Williams; Colonial Revival Stone SW2827, Classic White SW2829, Kaffe SW6104 (for porch deck only)
- Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **18-8-5**  
**2064 Indianola Avenue** **Indianola Forest Historic District**  
**Fred Roenpler (Applicant)** **Nicastro Properties LLC (Owner)**  
Approve Application 18-8-5, 2064 Indianola Avenue, Indianola Forest Historic District, as submitted, with all clarifications noted:  
Exterior Painting
  - Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
  - Prepare all exterior surfaces on the main house for repainting using the appropriate hand tools.
  - Glaze and caulk as necessary.
  - Paint shall be Sherwin Williams Colonial Revival Stone SW2827 for the sills, Classic White SW2829 for the windows and trim, and Kaffe SW6104 front the front porch decking.
  - **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
  - Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.
  
- **18-8-6**  
**2045 North Fourth Street** **Iuka Ravine Historic District**  
**Don L. Frederick (Applicant/Owner)**  
Approve Application 18-8-6, 2045 North Fourth Street, Iuka Ravine Historic District, as submitted, with all clarifications noted:  
Exterior Painting
  - Paint wooden basement window cover white to match current white trim. Exterior Valspar Paint White.New Railing
  - Build handrail and balusters for stairs on the rear of the house. Handrail will be constructed out of weather treated wood to match handrails (existing) in front of house. Handrail to be painted White to match trim of house.
  
- **18-8-9**  
**1216 Bryden Road** **Bryden Road Historic District**  
**Jeffrey Steele/The Cleary Co. (Applicant)** **Michael & Anne Ponzani (Owner)**  
Approve Application 18-8-9, 1216 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:  
Revision to Previously Approved Application  
Build New Enclosed Screen Porch
  - Build a new Screened Porch beneath the non-historic second-story rear addition. Existing support columns to remain.
  - New Screened Porch to equal the footprint of the second floor structure.
  - Panels to be LP Smart Vertical paneling, or similar, per the submitted drawings. Paint to match trim color.
  - Screen Porch floor to include 1 x 12 trim board.
  - Install new, AZEK Morado composite deck, per the submitted drawings. Color to be “Brownstone.”
  - Install new, Preferred aluminum railing, “Georgian Series,” at steps, per the submitted product sample. Color to be “Black.”
  - Install new ProVia aluminum storm/screen door, per the submitted product cut sheet.Note: Composite deck material is being approved as a test case only. HPO staff is to conduct a site visit upon completion of the project and provide photographs to the Commission.  
Convert Window to Door Opening/Rear Elevation



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- Remove the existing window on the rear/north elevation of the brick house, per the submitted photos and renderings.
- Create new door opening in same location to provide access to a new rear porch.
- Install new, Masonite, 36", three-quarter-lite door, per the submitted product cut sheet.

Window/East Elevation

- Existing window opening and window in location of existing range/hood is to remain in place. Paint interior of existing window glass or exterior-facing wall board black.

Window/North (rear) Elevation

- Remove the existing, westernmost window on the first floor of the north/rear elevation.
- Remove and retain existing concrete sill.
- Increase window opening at bottom to interior counter height.
- Reinstall concrete sill.
- Install new, one-over-one, double-hung sash in new opening. Window to be from the approved window list. Final window choice to be submitted to Historic Preservation Office staff for approval, prior to installation.
- New brick mold to match existing.

Window/West Elevation

- Remove existing northernmost window on the first floor of the west elevation.
- Install new, one-over-one, double-hung sash in same rough opening. Window to be from the approved window list. Final window choice to be submitted to Historic Preservation Office staff for approval, prior to installation.
- New brick mold to match existing.

Enclose Porch

- Enclose the existing, inset porch at the northwest corner of the house.
- Remove existing concrete steps from rear yard. Patch and paint existing block foundation, as needed.
- Remove existing porch posts. Existing roof framing to remain.
- Exterior cladding to be LP Smart Board siding and trim, or similar. Paint color to match existing colors.
- Install one (1), one-over-one, double-hung sash on north/rear elevation of new enclosure.

Cellar Steps

- Retain the existing cellar steps on rear/north elevation.
- Fix cellar door shut and/or cover door opening with plywood. Paint to match existing colors.

Note: COA# 18-8-9 modifies COA# 18-7-14 (July 19, 2018).

• **18-8-7**

**170 West Jeffrey Place**

**Old Beechwold Historic District**

**Anna Hoffman (Applicant/Owner)**

Approve Application 18-8-7, 170 West Jeffrey Place, Old Beechwold Historic District, as submitted, with all clarifications noted:

New Garage Doors

- Remove the existing, deteriorated, flat, inset panel, wood and glass overhead garage doors.
- Install new, Clopay Model 4050, steel, short panel, overhead garage doors, with plain short panel glass inserts, per the submitted photos and product cut sheet.
- Color to be "Almond."

• **18-8-8**

**177 Rustic Place**

**Old Beechwold Historic District**

**Patricia R. Donnally (Applicant/Owner)**

Approve Application 18-8-8, 177 Rustic Place, Old Beechwold Historic District, as submitted, with all clarifications noted:

Install New Garage Door

- Remove the existing, flat, inset panel wood garage door, per the submitted photo.
- Install new, C.H.I., Long panel, stamped, steel garage door, Model 5916.

- New door to be white with plain glass “Stockton” window inserts, and spade hardware, per the submitted product cut sheet.

- **18-8-11b**

**666 Oakwood Avenue**

**Old Oaks Historic District**

**Cassie Wilhelm & Greg Myers (Owner)**

Approve Application 18-8-11b, 666 Oakwood Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Repair Masonry Chimneys

- Repair all existing chimneys, as needed.
- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- “Repointing Mortar in Historic Masonry Buildings” <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Front Porch Rehabilitation

- Remove the existing, inappropriate bead board flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers’ specifications prior to installation in order to extend its useful life.
- Install new, 1 x 4 tongue-and-groove wooden porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers’ specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the (insert name of) Commission.
- Restore the front porch columns, plinths, railings, and stair railings, as needed, with like material of exact same dimension and profile as the existing, columns, plinths, railings, and stair railings; like-for-like.

Garage Rehabilitation

- Replace any rotted framing and bring the structure back to plumb.
- Repair/replace the existing siding as needed. Profile and exposure to match existing wood siding, like-for-like.
- Make all necessary repairs to the existing, wood windows, as needed, with new materials of exact same dimension and profile; like-for-like.
- Replace the entry door with two-panel steel door, per the submitted product cut sheet.
- Remove the two (2) existing, wood, overhead garage doors, and install two (2) new, 9’ x 7’ Clopay steel, raised panel overhead garage doors, per the submitted product cut sheet. Garage doors to be trimmed with wood, 1 x trim.

Install Cellar Door

- Remove the existing corrugated metal cellar door covering.
- Install new Bilco door, per the submitted product cut sheet.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on all elevations, and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and

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neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Install New Windows

- Remove any/all existing, non-original, non-contributing, vinyl windows.
- Install new Lincoln wood or aluminum-clad wood windows to match replacement windows approved January 15, 2004 (COA#13-12-3).

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURN - MOTION: MORGAN/PROSSER (4-0-0) ADJOURNED 8:01 PM**