

VICTORIAN VILLAGE COMMISSION AGENDA

Wednesday, May 8, 2019

6:00 p.m.

111 North Front Street – 2nd Floor, Hearing Room

Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email zdjones@columbus.gov, at least three (3) business days prior to the meeting to request accommodation.

- I. CALL TO ORDER
- II. NEXT MONTHLY BUSINESS MEETING – Wednesday, June 5, 2019
- III. NEXT COMMISSION HEARING – Wednesday, June 12, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – April 10, 2019
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

(The following applicants do not need to attend.)

1. 19-5-18

708 Park Street

Urban Order Architecture (Applicant)

Kim Malone (Owner)

An application has been submitted with plans and a photograph.

Front Porch

- Construct new covered porch at the existing front entrance facing Park Street, to match other front porches on the building, per submitted plans and specifications.
- Roof is to be standing seam metal or membrane on the flat portion and standing seam metal on the sloped portion, and a 1'-4" high wood railing on the front edge.
- Porch is to have wood posts, handrail and trim with poured concrete base and step.

2. 19-5-19

201 West First Avenue

Michael Cahill (Applicant/Owner)

An application has been submitted with work specifications.

Replace Slate Roof

- Remove all deteriorated slate roofing on the main roof, 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 the following from the approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[] Certain Teed	(standard 3-tab)	[] Nickel Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- 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.

Repair Box Gutters

- Examine all box gutters on the main roof and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer’s specifications, and Columbus Building Codes.
- Install new, round, galvanized 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 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.

HOLDOVERS

3. 19-3-4

711 North High Street

Robert Schorr (Applicant)

711 LLC (Owner)

An application has been submitted with plans. The application was reviewed and continued at the March 13, 2019 meeting.

Signage

- Install one new 2’-11 5/8” x 10’-8” wall sign above the main building entrance, per submitted plans and specifications.

4. 19-3-9

206 West First Avenue

Pro Exterior by APCO (Applicant)

Cleve Ricksecker & Lisa Fry (Owner)

An application has been submitted with photographs. The application was reviewed and continued at the March 13, 2019 meeting to allow the applicant to prepare more detailed plans for the proposed work.

Replace Door

- Remove non-original, second story rear door and transom, partially enclose opening to match size of existing windows on the house and infill remaining opening with new brick to match the existing masonry as closely as possible.
- Install new, Marvin Ultimate Next Generation 2.0 aluminum-clad, 1-over-1, double hung window in the opening.
- Install new wood brick mold to match existing brick mold on the house; prime and paint to match existing trim color.

5. 19-4-13

145-147 West Second Avenue

Reza Reyazi (Applicant/Owner)

An application has been submitted with photographs. The application was reviewed and continued at the April 10, 2019 meeting to allow the applicant time to explore alternative treatments.

Siding

- Amend previously approved COA #17-2-12a to allow Hardie Plank siding and trim with a wood-grained texture, as installed.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:15P.M.

6. 19-4-16b

232 Buttles Avenue

Jim Saltz (Applicant)

Chris Perry (Owner)

An application has been submitted with plans and photographs. The application was reviewed and partially approved at the April 10, 2019 meeting.

Front Porch

- Install new, two-story covered porch on the front elevation, per submitted plans and specifications.

Front Gable

- Remove existing double hung window in front third story gable and enlarge opening. Install new exterior wall three feet (3') back from the existing wall to create a new outdoor balcony inset in the gable.
- Install new half light door in new exterior wall for access the balcony.
- Railing is to be solid with cedar shake siding to match the existing material on the gable.

Side Entrance

- Add new shed roof with bracket over side entrance on the east elevation, per submitted plans.

VARIANCE/REZONING RECOMMENDATION

7. 19-5-20

15 West Poplar Avenue

Charles Paros, AIA (Applicant)

15 W. Poplar LLC (Owner)

An application has been submitted with a site plan.

Rezoning Request

- Change zoning of the parcel from C-4 to H-60 to allow existing parking lot to remain with the option of a future commercial development allowed.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30P.M.

NEW APPLICATIONS

8. 19-5-13b

1038 Neil Avenue

Mauro Segabinazzi (Applicant/Owner)

An application has been submitted with plans and photographs.

Exterior Lights

- Install four (4) new light fixtures on front porch soffit, per submitted plans.

9. 19-5-14b

154 Buttles Avenue

Bharati Jayanthi (Applicant/Owner)

An application has been submitted with photographs and specifications.

Porch Light/Fan

- Replace existing hanging light fixture on the front porch with new hanging light fixture and ceiling fan combination, per submitted specifications.

10. 19-5-24

55 Buttles Avenue

Stephen Dial (Applicant/Owner)

An application has been submitted with photographs and specifications.

Awning

- Install new retractable canvas awning on third story balcony, per submitted plans and specifications.
- Awning is to be a dark tan color, to match the existing trim color as closely as possible and will tuck up under the eave when retracted.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45P.M.

11. 19-5-27

233 & 235 West Poplar Avenue

Christy Mulligan & Emily Baker (Applicant/Owner)

An application has been submitted with photographs and specifications.

Replace Existing Fence with New Fence

- Remove deteriorated vertical board wood privacy fence along the property line between the two lots.
- Install a new, six foot high (6' h), horizontal wood fence in the same location as the existing wood fence, per submitted photographs.
- Fence is to be painted or stained within one (1) year. Stain/paint color for fence is to be submitted to the Historic Preservation Office staff for final review and approval.

12. 19-5-23

1060 Neil Avenue

Matthew Teetor (Applicant/Owner)

An application has been submitted with photographs.

Retaining Wall

- Install new, twenty-four inch (24") high stone retaining wall along the front property line, similar to neighboring retaining walls in design and height.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00P.M.

13. 19-5-21

1064 Neil Avenue

Bryan Law, Power Home Solar (Applicant)

Carol Hilburt (Owner)

An application has been submitted with plans, photographs and specifications.

Solar Panels

- Install eight (8) solar panels on the main roof, on the rear east and south facing slopes, per submitted plans and specifications.

14. 19-5-22

983 North High Street

Borror (Applicant)

WC Partners, LLC (Owner)

An application has been submitted with plans and photographs.

Temporary Banner

- Extend time frame for the 7- x 30' leasing banner installed on the front (east) elevation to allow it to remain in place until March, 2020. Previous approval for the banner allowed it to remain until May, 2019.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:15P.M.

15. 19-5-25

76 West Starr Avenue

Todd Hinze (Applicant/Owner)

An application has been submitted with plans and photographs.

Demolition

- Remove existing, non-original concrete block garage at the rear of the property.

Carriage House

- Construct new 30.7' x 30', two-story, three car carriage house at the rear of the property, per submitted plans and specifications.
- Roof is to be asphalt shingle from the Approved Shingles List with a metal ridge roll; siding is to be smooth 5" inch Hardie plank lap siding with Hardie trim; gutters are to be 5" k-style gutters with corrugated metal downspouts; foundation is to be _____.
- Windows are to be 1-over-1 vinyl windows.
- Garage doors are to be Pella, steel faux carriage house style overhead doors, per submitted specifications. Service doors are to be steel, six panel doors.

Variance Request

- C.C. 3333.02 – To allow a carriage house with a dwelling unit on a lot with existing three unit dwelling.
- C.C. 3333.09 – To reduce the minimum lot width to 38' (50' required).
- C.C. 3333.11 – To allow building a new dwelling unit on a lot with 1301.5 sq. ft. per unit (2,500 sq. ft. per unit required).
- C.C. 3333.15(c) – To allow lot coverage of 59.5% (50% maximum allowed).
- C.C. 3333.16 – To allow a dwelling unit that does not face a public street.
- C.C. 3333.22 – To allow total side yards of 7.3' for the new carriage house (7.6' or 20% of lot width required).
- C.C. 3333.23(a) – To allow a side yard of 2.3' on one side of the new carriage house (5' minimum side yard required).
- C.C. 3333.24 – To allow a rear yard of 21.5% (25% rear yard required).
- C.C. 3333.35(F) – To allow a garage of 911.1 sq. ft. (720 sq. ft. or 1/3 of the net floor area of the dwelling units allowed).

16. 19-5-26

1223 Hunter Avenue

Timothy Skinner (Applicant/Owner)

An application has been submitted with plans and photographs.

Landscaping

- Replace existing concrete service walks, steps and concrete paver patio in the side yard with new bluestone paver patio, Indiana limestone steps, and Ottawa Rustic stone curbing.
- Replace existing lawn with gold dust gravel fines paving.
- Relocate existing a/c unit in the side yard to a new location at the northwest corner of the property.
- Install new raised planters at 12"-18" height along the north property line.
- Repair or replace metal handrail around the basement steps with new wrought iron hand rail. A cut sheet for a new hand rail is to be submitted to the Historic Preservation Office for approval prior to installation.
- Install new trees, bushes and other plantings in the front and side yards, per submitted landscape plan.

Deck

- Install new 1x4 tongue and groove wood decking over the existing concrete stoop at rear side entrance, and install new wood deck extension of the porch over the side yard at 12" to 14" above the grade.

Fence and Gates

- Remove wood fence and gate along the rear (west) property line and replace with new 6' high wood fence and gate.
- Style of the new fence and gate is to be varied 1x2 and 1x6 horizontal boards with voids.
- Fence is to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
- Replace existing wood gate at front with new wrought iron metal gate, per submitted specifications.

Spot Tuck Point

- Check all mortar joints on the brick garden wall for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and 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 Park Service. Please refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings”, available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30P.M.

CONCEPTUAL REVIEW

17. 19-5-28

1128 Harrison Avenue

Michael McLaughlin (Applicant/Owner)

An application has been submitted with plans and photographs.

Conceptual Review

- Remove existing, deteriorated one story house and build a new structure in the same location, possibly using portions of the existing walls.
- Remove existing, deteriorated one story garage at the rear of the property and build a new three car carriage house.

STAFF APPROVALS

(The following applicants do not need to attend.)

• **19-5-1**

1143 Neil Avenue

John Dinan (Applicant/Owner)

Approve Application #19-5-1, 1143 Neil Avenue, as submitted, with all clarifications noted:

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.

Repair Windows

- Repair first floor arch-top wood window, as needed, in accordance with industry standards for wood windows.

Replace Deteriorated/Altered/Non-Original Windows

- Replace two (2) deteriorated 1-over-1 third story attic windows, one on each side elevation, with new 1-over-1 double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings.
- Replace two (2) non-original 1-over-1 windows on the first story rear and side elevation, with new 1-over-1 double-hung windows of appropriate dimension and profile and sized exactly to fit each of the original openings.
- Replace three (3) basement windows that had previously been covered with plywood with new 1 or 2 light fixed or operable windows to fit in the original rough openings exactly. **A cut sheet for the basement windows is to be submitted to the Historic Preservation Office prior to installation.**
- 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.
- All new replacement windows are to be of appropriate dimension and profile and sized exactly to fit each of the original openings.
- Replacement windows are to be the following manufacturer and model, from the approved windows list:

<u>Manufacturer:</u>	<u>Series/Model:</u>	<u>Material:</u>
Quaker	Brighton LS Series	Aluminum-Clad Wood Exterior/Wood Interior
- Finish color of the aluminum cladding is to be submitted to the Historic Preservation Office for final approval prior to installation.
- Any/all necessary brick mold is to match existing in dimensions and profile.
- All glass is to be clear, with no decorative patterns or texture.

Replace Doors

- Install two (2) new, factory hung, 1³/₄" , Sierra Pacific aluminum-clad wood doors on the rear elevation, per submitted specifications.
- One door is to be three-quarter light with a new fixed or operable transom window above to match the dimensions of the existing transom exactly. The second door is to be a three-quarter light door. Both doors are to fit in the existing openings exactly, and have 2" factory applied aluminum brick mold.
- Exterior finish color for doors, transom and brick mold is to be "Antique Bronze" and glass is to be clear with new decorative pattern or texture.

Replace Storm Door

- Remove existing, non-original aluminum storm doors on the house and replace with new, full light wood screen doors to be installed inside the door frames. A cut sheet for the new screen doors is to be submitted to the Historic Preservation Office prior to installation.
- Wood screen door frames are to be primed and painted with an appropriate exterior paint; finish color to match the primary trim color as closely as possible.

• **19-5-2**

685 North High Street

PDC Signs (Applicant/Owner)

Approve Application #19-5-2, 685 North High Street, as submitted, with all clarifications noted:

Signage

- Replace existing projecting sign with new 9 sq. ft. double-faced aluminum sign cabinet in the same location with external LED light fixture attached at the top of the sign cabinet, per submitted plans and specifications.
- Signs are to be placed on the building in a manner that: 1) maintains a minimum of 10 feet of clearance between grade and the bottom of the sign; 2) the top of the sign is no higher than 15 feet from grade; 3) all attachments to the building are through mortar joints only, and; 4) placement does not obscure or destroy any significant architectural detail.

• **19-5-3**

1150 Harrison Avenue

Matthew Malone (Applicant/Owner)

Approve Application #19-5-3, 1150 Harrison Avenue, as submitted, with all clarifications noted:

Landscaping

- Plant two (2) dwarf (5-9 ft. tall) apple trees in the rear yard, per submitted site plan.
- Plant two (2) semi-vigorous (15-20 ft. tall) apple trees in the front yard, per submitted site plan.
- All trees are to be planted in accordance with applicable landscaping industry standards for height and spacing requirements and in accordance with any applicable Columbus City Codes.

• **19-5-4**

332 West Second Avenue

Feazel Roofing (Applicant)

Michael Bambrick (Owner)

Approve Application #19-5-4, 332 West Second Avenue, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and rear addition, 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 the following from the approved shingles list:

Manufacturer:

[] GAF

Style:

Royal Sovereign (standard 3-tab)

Color:

[] Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- 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.

• **19-5-5**

1192 Highland Street

Mark Knapke (Applicant)

Gretchen Lipari (Owner)

Approve Application #19-5-5, 1192 Highland Street, as submitted, with all clarifications noted:

Replace Deteriorated/Altered/Non-Original Windows

- Remove deteriorated/non-original, non-contributing windows, including three (3) on the second story west elevation, four (4) on the south and three (3) on the west elevation, as indicated on the submitted photographs and per staff site visit determination.
- Remove deteriorated aluminum storm windows on the same window openings.
- Replace windows with new 1-over-1, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Manufacturer and model to be the following from the approved windows list:

<u>Manufacturer:</u>	<u>Series/Model:</u>	<u>Material:</u>
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
- Any/all necessary brick mold is to match the original in dimension and profile.
- Finish color for the aluminum cladding is to be “Cashmere” with a smooth texture (not faux-wood texture).
- All glass is to be clear, with no decorative patterns or texture.

• **19-5-6**

206 West First Avenue

Roger Farrell (Applicant)

Cleve Ricksecker & Lisa Fry (Owner)

Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.

Replace Storm Windows

- Remove deteriorated storm windows and install new, low profile, metal storm windows. Manufacturer specifications for the new storm windows to be submitted to the Historic Preservation Office prior to installation.
- New storm windows to be installed inside the existing window frame.
- Storm window color to match the primary trim color as closely as possible.
- 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.

• **19-5-7**

315-317 West Hubbard Avenue

Dale Duebler (Applicant/Owner)

Approve Application #19-5-7, 315-317 West Hubbard Avenue, as submitted, with all clarifications noted:

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch 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 3" 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 match existing.
 - Restore any damaged, deteriorated and rotten wood on the front porch round hand rails and columns as necessary with like material of exact same dimension and profile as the existing, original, front porch hand rails and columns; like-for-like.
 - Prime and paint all wood elements on the front porch with an appropriate exterior paint according to the manufacturer's specifications; finish color is to match existing, or if new colors are chosen, paint chips are to be submitted to the Historic Preservation Office prior to application of the paint.
- **19-5-8**
138 Wilber Avenue
Francis J. Freise (Applicant/Owner)
Approve Application #19-5-8, 138 Wilber Avenue, as submitted, with all clarifications noted:
Install New Storm Door
 - Remove existing, non-original storm door on the front entrance and install a new, full light aluminum storm door in the same location.
 - Storm door color to match the primary trim color as closely as possible.
- **19-5-9**
895 Dennison Avenue
David Jackson (Applicant/Owner)
Approve Application #19-5-9, 895 Dennison Avenue, as submitted, with all clarifications noted:
 - Renew expired COA#17-12-3 exactly as previously approved for a period of one year. Expired 11-13-18.
Approve Application #17-12-3, 895 Dennison Avenue, as submitted, with all clarifications noted.
Exterior Painting
 - *Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.*
 - *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 and paint with appropriate exterior paint. Paint color for finish coat is to match existing.*
 - *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.*
- **19-5-10**
721 North High Street
Mark Wood, SNP Diplomat LLC (Applicant/Owner)
Approve Application #19-5-10, 721 North High Street, as submitted, with all clarifications noted:
Relocate HVAC
 - Move HVAC unit from light well between buildings to the roof, per Historic Preservation Officer review.

- **19-5-11**

1037 Neil Avenue

DaVinci Contracting (Applicant)

Jennifer Ratliff, Condo Owner Assc. (Owner)

Approve Application #19-5-11, 1037 Neil Avenue, as submitted, with all clarifications noted:

Install New Membrane Roof

- Remove wind damaged asphalt rolled roofing on the main roof down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new modified bitumen membrane roofing system in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Re-install any/all deteriorated and damaged roof capping from parapet wall, any required replacement capping is to match existing with sample to be submitted to Historic Preservation Office staff for approval prior to installation.

- **19-5-12**

95 West First Avenue

Raj Brar (Applicant/Owner)

Approve Application #19-5-12, 95 West First Avenue, as submitted, with all clarifications noted:

Exterior Painting

- Paint existing front porch steps and handrails to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- Prepare exterior, wooden surfaces 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 and paint with appropriate exterior paint. Paint color for finish coat is to match existing.
- **Any previously unpainted masonry (i.e., brick/stone/concrete, 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.

Repair Steps

- Repair and/or replace deteriorated concrete steps on the side of the front porch, as necessary, with new concrete of appropriate color to match existing as closely as possible.
- Perform any/all necessary structural repairs and site work to insure a stable and level foundation for the steps with appropriate slope for water drainage.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Soffit Repair

- Repair and or replace all damaged, deteriorated, and missing aluminum soffit on all elevations as necessary with new aluminum of exact same color, profile and dimension; like-for-like.

Repair Windows

- Examine all 2 light basement windows on all elevations and make all necessary repairs to maintain and preserve the original wood windows.
- All original wood windows and trim are to be repaired in accordance with industry standards for wood windows. Any new materials are to match existing, with the exact same dimension and profile; like-for-like.
- Replace all damaged/broken glass panes as needed, to match existing in kind, like-for-like, in accordance with industry standards.

Spot Tuck Point

- Check all mortar joints on all elevations and chimneys for soundness. All sound mortar to remain in place.

- Replace any/all missing damaged brick with new or salvaged brick of the exact same shape, dimension, and color; like-for-like.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with new mortar of matching color, texture, hardness, and joint profile.
- New mortar must be softer than the masonry, and 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 Park Service. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

- **19-5-13a**

1038 Neil Avenue

Mauro Segabinazzi (Applicant/Owner)

Approve Application #19-5-13a, 1038 Neil Avenue, as submitted, with all clarifications noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and 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 and paint with appropriate exterior paint. Paint colors for finish coat are to be Sherwin Williams "Westchester Gray" (SW 2849) for siding and accent, "Roycroft Mist Gray" (SW 2844) for trim, and "Iron Ore" (SW 7069) for window sashes.
- **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.

- **19-5-14a**

154 Buttles Avenue

Bharati Jayanthi (Applicant/Owner)

Approve Application #19-5-14a, 154 Buttles Avenue, as submitted, with all clarifications noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood boards on the porch ceiling, 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 wooden surfaces on the porch ceiling 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 and paint with appropriate exterior paint. Paint color for finish coat is to match existing, or if new color is chosen, a paint chip is to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **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.**

- **19-5-15**

858 Park Street

Greg Ghirardi (Applicant/Owner)

Approve Application #19-5-15, 858 Park Street, as submitted, with all clarifications noted.

Landscaping

- Install new 15' x 15', at grade, natural stone patio in the rear yard, per submitted site plan. A sample or cut sheet of the stone paver is to be submitted to the Historic Preservation Office for final approval prior to installation.
- Install new poured concrete service walk in rear yard, and new poured concrete pad on south side of the garage, per submitted plan.

- **19-5-16**

363-365 West First Avenue

Joel Knepp (Applicant/Owner)

Approve Application #19-5-16, 363-365 West First Avenue, as submitted, with all clarifications noted.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing double hung windows on the west half of the structure (365) and two double hung windows on the north elevation of the east half (363).
- Install new 1-over-1, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Manufacturer and model to be the following from the approved windows list:

<u>Manufacturer:</u>	<u>Series/Model:</u>	<u>Material:</u>
Pella	Architect Series Reserve	Wood Exterior/Interior

- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile to match existing, like-for-like
- Prepare, prime, and paint all casings and sills in accordance with industry standards.
- All glass is to be clear, with no decorative patterns or texture.

- **19-5-17**

357 West First Avenue

Barbara Wyrick (Applicant/Owner)

Approve Application #19-5-17, 357 West First Avenue, as submitted, with all clarifications noted.

- Renew expired COA #18-5-2, 357 West First Avenue, exactly as previously approved, for a period of one year. Expired 4-26-19. This is the second renewal.

Approve Application #18-5-2, 357 West First Avenue, as submitted.

- *Renew expired COA #17-5-1, 357 West First Avenue, exactly as previously approved for a period of one year. Expired: 4-18-18.*

Approve Application #17-5-1, 357 West First Avenue, as submitted, with all clarifications noted:

Removal & Relaying of Original Brick

- *Remove deteriorated and bowing brick wall, including stone lintels and sills and existing stone foundation on the west elevation.*
- *Clean original bricks and rebuild wall using existing stone and brick to match existing, with all openings in the same location and same dimensions and with mortar of the exact same color, texture, joint profile and hardness as the original mortar.*
- *New mortar must be softer than the brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. 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 Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).*
- *Sealers and coatings are not recommended for historic masonry walls. Any sealer to be applied to the rebuilt wall must be breathable and vapor permeable. **Manufacturer specifications for masonry sealer to be submitted to the Historic Preservation Office staff for review and approval prior to applying to the***

rebuilt wall. (Refer to Preservation Brief 1- “Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings,” <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>)

- IX.** OLD BUSINESS
- X.** NEW BUSINESS
- XI.** ADJOURNMENT