

**VICTORIAN VILLAGE COMMISSION
AGENDA**

Wednesday, August 14, 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, September 4, 2019**
- III. NEXT COMMISSION HEARING – Wednesday, September 11, 2019**
- IV. SWEAR IN STAFF**
- V. APPROVAL OF MEETING MINUTES – July 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. VV-19-8-009

1255 Neil Avenue

Urbanorder Architecture (Applicant)

Stephen Weed & Jim Riedel (Owner)

An application has been submitted with a plans and photographs. The proposed work was previously approved by the Commission in 2008.

Rebuild Porches

- Renew expired COA #08-7-14 exactly as previously approved, for a period of one year. Expired: 7-10-09.
 - *Restore previously modified two-story rear porch.*
 - *The second floor posts are to be 4", bottom floor posts to be 5-1/2".*
 - *The second floor porch area is to have a "modesty panel" railing similar to the existing panel.*
 - *The roof of the second floor porch is to be rubber membrane or metal, exposed rafters, and a half-round gutter.*
 - *Revised drawings are to be submitted to City HPO Staff for review and approval prior to issuance of the certificate.*
 - *All details are to be as shown on drawings stamped and dated July 10, 2008, by City of Columbus Historic Preservation Office staff.*

CONTINUED APPLICATIONS

2. 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 item 'b' for the front and side alterations was continued at the June 10, 2019 meeting. Item 'b' was continued in the absence of the applicant at the July 10, 2019 meeting. Revised plans have been submitted for final review.



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.

3. 19-5-14b

154 Buttles Avenue

Bharati Jayanthi (Applicant/Owner)

An application has been submitted with photographs and fan specifications. The application was reviewed and continued at the July 10, 2019 meeting to allow the applicant to find an alternative fixture.

Porch Light/Fan

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

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

4. 19-6-14

177 West Hubbard Avenue

Danny Pease, Ohio Basement Authority (Applicant) House of Hope for Alcoholics (Owner)

An application has been submitted with photographs and window specifications. The application was reviewed and continued at the June 12 and July 10, 2019 meetings to allow time for additional information to be submitted.

Install Egress Window

- Remove one basement window on the east elevation and enlarge opening below grade.
- Install one new egress window in the opening per submitted plans and specifications.
- New window is to be a 28" x 46", vinyl, side-hinged single hung window unit.
- Install a Bilco polyethylene window well around the new opening, per submitted specifications.

5. 19-6-15D

867 Neil Avenue

Carson Thrush (Applicant/Owner)

An application has been submitted with photographs, a site plan and window specifications.

Install Egress Windows

- Remove two (2) basement windows on the rear elevation and enlarge openings below grade.
- Install two (2) new egress windows in the openings; windows are to be single light casements from the Approved Windows List.
- Install a concrete block window wells around the new egress windows, per submitted specifications.

Replace Windows

- Replace seven (7) remaining basement windows on the sides of the house with new windows of appropriate dimension and profile and sized exactly to fit the original openings. Applicant is to submit final window selection to Historic Preservation Office staff prior to installation. Manufacturer and model to be selected by the owner from the following approved windows list.
- Any/all necessary brick mold is to match existing in-kind, 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.
- All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture.
- 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.

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

6. 19-6-17

1038 Neil Avenue

Mauro Segabinazzi (Applicant/Owner)

An application has been submitted with photographs. The application was continued at the July 10, 2019 meeting due to the absence of the applicant.

Replace Windows

- Remove inoperable wood storm windows on all windows on the front and side elevations.
- Replace the existing, 1-over-1 original windows on the front and side bay window with new Loewen, 1-over-1 wood windows from the Approved Windows List.

7. VV-19-7-013b

1175 North High Street

David Keyser (Applicant)

Kevin Lykens (Owner)

An application has been submitted with plans and photographs. The application was reviewed and item 'b' for the front outdoor patio was continued. Additional information has been submitted.

Sidewalk Patio

- Install 42" high drink rail on the east elevation of the building, facing High Street, in front of the existing folding windows on the storefront.
- Drink rail is to be located 4'-4" from the face of the building and constructed of steel posts and panels anchored into the existing concrete sidewalk with a 2 x 8 cedar top rail.

8. VV-19-7-015a

617-623 Dennison Avenue

Juliet Bullock Architects (Applicant)

617-623 Dennison Holdings LLC (Owner)

An application has been submitted with plans and photographs. The application was reviewed and continued at the July 10, 2019 meeting to allow the applicant to modify the building design. Revised plans have been submitted.

Carriage House

- Construct new two-story, two dwelling unit carriage house at the rear of the property, facing Hunter Avenue, per submitted plans and specifications.
- Materials are to be asphalt shingles from the Approved Shingles List, siding is to be 7/4" Hardie Plank lap siding with Hardie trim; foundation is to be poured concrete.
- Windows are to be aluminum-clad units from the Approved Windows List. Applicant is to submit final window selection to Historic Preservation Office staff prior to installation.
- Front entry doors are to be full light wood doors with transom windows. Garage doors are to be wood overhead carriage house style doors. A cut sheet for all the doors is to be submitted to the Historic Preservation Office prior to installation.

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

9. VV-19-7-016

840 Dennison Avenue

Sara & Kevin Ballard (Applicant/Owner)

An application has been submitted with photographs. The application was reviewed and continued at the July 10, 2019 meeting to allow Commissioners time to visit the property and evaluate the material in person.

Front Porch

- Amend previously approved COA #14-5-24 to replace front porch elements to allow use of PVC tongue and groove decking, as installed.

NEW APPLICATIONS

10. VV-19-8-010

847 North High Street

Oliver Holtsberry (Applicant)

Red Giraffe Designs (Owner)

An application has been submitted with a sign rendering and aerial photograph of the site.

Signage

- Install new 12'-9 3/4" x 10" sign on the face of the canopy, per submitted plans and specifications.
- Sign is to be composed 2" thick, black HDU reverse halo-lit channel letters.

11. VV-19-8-011

875 North High Street

Jami Gray, Signvision Inc. (Applicant)

Pizzuti GM LLC (Owner)

An application has been submitted with sign drawings.

Signage

- Install new 118" x 16" sign above the storefront entrance. Sign is to be composed of face-lit letters mounted on a metal raceway.
- Install one 26" x 6" non-illuminated projecting blade sign adjacent to the entrance.
- Install two (2), 22.2" x 3" vinyl window decals on the storefront windows and on the main door.

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

12. VV-19-8-012

955 Delaware Avenue

Brenda Ruf, Dave Fox Remodeling (Applicant)

Lynn R. Wallich & Mary J. Hudson (Owner)

An application has been submitted with sign drawings.

Rear Addition

- Remove existing, one-story screened-in porch on the rear and construct new two-story addition with a new one-story screened-in porch, per submitted plans and specifications.
- Add new window well on the north side of the house and replace one basement window with egress window.
- Relocate one, 1-over-1 double hung window on the addition, per submitted plans.
- Materials on the addition to include asphalt shingles to match existing shingles on the main roof, brick masonry to match the existing brick on the main house, 5" smooth Hardie plank siding in the gable and sides of the shed roof, cedar posts and smooth Hardie panels on the screened porch, and 1 x 6 vertical skirting below new rear porch. Gutters to be half-round, to match existing on the house.
- New rear porch steps are to be

13. VV-19-8-013

1231 Highland Street

Bradley Blumensheid (Applicant)

Peter Navarro (Owner)

Remove Trees

- Remove overgrown evergreen trees in the front yard.

Rear Porch

- Construct new one-story porch on the rear elevation of the house.
- Porch is to have asphalt shingle roofing, to match shingles on the main roof, vinyl siding on sides of the shed roof, to match existing on the main house, 6" square pressure treated wood posts, 36" h pressure treated wood railing, 5/4 x 6" pressure treated decking and vertical lattice skirting.

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

14. VV-19-8-008b

58-64 West Third Avenue

Grant Geiger (Applicant)

Jeremiah 32 Holdings (Owner)

An application has been submitted with photographs.

Parking Lot

- Replace deteriorated concrete on existing rear parking lot with new concrete in the same location, per submitted site plan.

Front Porch

- Remove non-original metal posts on the front porch and replace with new 5” wood(?) porch posts.
- Replace non-original metal railing on the front porch with new 34” h wood railing.

Replace Front Door(s)

- Remove existing wood French doors and replace with new full light wood doors. A cut sheet for the replacement doors is to be submitted to the Historic Preservation Office prior to installation.

CONCEPTUAL REVIEW

15. VV-19-8-014

847 Park Street

Urbanorder Architecture (Applicant)

Regan Walsh & Nick Lanctot (Owner)

An application has been submitted with drawings and photographs. This project was conceptually reviewed at the April 10, 2019 meeting.

Conceptual Review

- Remove existing one-story rear sun room addition and construct new two-story frame addition

The following is taken from the April 10, 2019 meeting minutes:

Commissioner Comments

- *Commissioners noted concern that the addition would almost double the size of the house. The new screen porch roof is very large, and needs some adjustment in terms of the scale and rooflines/profile.*
- *A site plan with the neighboring structures, garages, alley way, lot lines and setbacks would be helpful, to show the size of the new addition in comparison to the neighboring houses.*
- *It may help the overall massing of the addition if the new open and screened-in porch roof was flat. Changing the proportions of the screens will help as well.*
- *Commissioner Conyers suggested possibly changing the upper roof on the addition and cutting out an opening for the existing dormer.*

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

16. VV-19-8-015

235 West Third Avenue

Jason Owens (Applicant)

Alex Thompson (Owner)

An application has been submitted with drawings. This application was conceptually reviewed at the June 12, 2019 meeting.

Conceptual Review

- Construct a new one car attached garage with a roof deck above, per submitted plans and specifications.

The following is taken from the June 12, 2019 meeting minutes:

Commissioner Comments

- *Commissioner Decker indicated he would be okay with the garage moving forward if the parapet is removed. The parapet gives it a large forehead and moving it forward makes it seem even larger. The parapet would also block the second story window.*
- *The front wall of the garage should still be set back from the front wall of the house a bit, but most Commissioners were okay with moving it in front of the window, due to the added cost of moving it back.*
- *It was recommended that the applicant look at the garage at 895 Dennison Ave. for an example of an*

approved roof deck over an attached garage that is unobtrusive and appropriate.

- *Another possible option suggested by Commissioner Conyers was to use a paneled railing, similar to what might be seen on a sleeping porch, rather than a parapet. He also noted that the applicant could look to the front porch on the house for any features or details that could be used on the garage to tie it together.*

STAFF APPROVALS

(The following applicants do not need to attend.)

- **VV-19-8-001**

25 West Hubbard Avenue

John Wood (Applicant)

Wood Operating Companies, LLC (Owner)

Approve Application #VV-19-8-001, 25 West Hubbard Avenue, as submitted, with all clarifications noted.

Paint Previously Painted Masonry

- Prepare all previously painted brick and concrete on the west elevation for repainting using the appropriate hand tools.
- Power wash all brick and concrete, if necessary (pressure is not to exceed 300 lb./p.s.i. and a broad fan tip is to be used).
- Repaint all previously painted brick and concrete on the west elevation with appropriate exterior paint according to the manufacturer's specifications; finish color is to be Sherwin Williams "Foothills" (SW 7514).
- **Any previously unpainted masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted, including the unpainted brick at the north end of the west elevation.**

- **VV-19-8-002**

837 Park Street

Dan Gesler, Pro Exterior by APCO (Applicant)

Jennifer Klaus (Owner)

Approve Application #VV-19-8-002, 837 Park Street, as submitted, with all clarifications noted.

Replace Deteriorated Windows

- Replace seven (7) deteriorated 1-over-1 wood windows on the second story as per HPO Staff determination.
- 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>
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- 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.
- All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture.

- **VV-19-8-003a**

1231 Highland Street

Peter Navarro (Applicant/Owner)

Approve Application #VV-19-8-003a, 1231 Highland Street, as submitted, with all clarifications noted.

Repair/Replace Vinyl Siding

- The existing, non-original vinyl siding is in place and in good condition. All intact vinyl siding is to remain in place. Any missing or damaged vinyl siding is to be replaced with new vinyl siding of the exact same color and profile, as necessary; like-for-like.
- The existing, non-original vinyl eave wrap is in place and in good condition. Repair or replace any/all missing and damaged vinyl windows and door trim on all elevations, with new vinyl trim of the same color and profile as necessary; like-for-like.
- Any/all wooden elements which remain exposed and have not been wrapped with vinyl previously (i.e. window and door trim, porch ceilings, etc.) are to be hand scraped, primed, and painted the same finish color selected by the owner and submitted to the Historic Preservation Office staff for final review and approval.

Replace Doors

- Remove existing deteriorated double doors on the front entrance.
- Replace with one, three-quarter light wood door to fit in the existing, non-original opening exactly. **If the existing door opening needs to be reduced in width or otherwise altered, a drawing showing the new opening size must be submitted to the Historic Preservation Office prior to installation.**
- Wood is to be stained or painted; finish all six sides. Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.
- Remove deteriorated, non-original rear door and install new, factory hung, 1 3/4", solid core door, complete with keyed lockset, dead bolt, vinyl bubble weather stripping, and aluminum threshold.
- New door to be a half light fiberglass door, per submitted specifications.
- Exterior and hinged sides of fiberglass door to be painted. Interior and keyed sides of fiberglass and metal doors to be either painted or stained.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

• **VV-19-8-004**

51 West Fifth Avenue

Phillip Gingerich (Applicant)

Brooke Paul (Owner)

Approve Application #VV-19-8-004, 51 West Fifth Avenue, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles 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>
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> 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.

• **VV-19-8-005**

337-341 Tappan Street

Jerry Sterner (Applicant)

Richard Bruggeman (Owner)

Approve Application #VV-19-8-005, 337-347 Tappan Street, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on three (3) porch roofs, 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.
- 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>
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> 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 flashing to be painted “Tinner’s Red” or “Gray.”

• **VV-19-8-006**

104-106 Wilber Avenue

Thomas G. Ogle (Applicant/Owner)

Approve Application #VV-19-8-006, 104-106 Wilber Avenue, as submitted, with all clarifications noted.

Remove Non-Contributing Siding and Exterior Painting

- Remove the existing, non-original, non-contributing Insulbrick siding from the two-story bay window on the west elevation.
- Dispose of all debris in accordance with Columbus City Code.
- Install new 4½” wood lap siding in the nine sections of the bay that were previously covered by Insulbrick.
- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the bay window and on all elevations of the house, 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 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 with exterior paint; paint colors for finish coat are to be Sherwin Williams “Courtyard” (SW 6440) for the accent, “Tamarind” (SW 7538) for the for trim, and “Nacre” (SW 6154) for the siding.
- **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.

• **VV-19-8-007**

170 West Fourth Avenue

Suzanne Godsey (Applicant/Owner)

Approve Application #VV-19-8-007, 170 West Fourth Avenue, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles 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 selected by the owner from the following approved shingles list:

Manufacturer:

CertainTeed

GAF

Certain Teed

GAF

Owens Corning

Tamko

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” 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.

• **VV-19-8-008a**
58-64 West Third Avenue
Grant Geiger (Applicant)
Repair Box Gutters

Jeremiah 32 Holdings (Owner)

- 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.

Remove Existing Sidewalks and Install New Sidewalks

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the exact same location and of the exact same dimension, as necessary, per submitted site plan.
- All work to be in accordance with industry standards and all applicable City Building Codes.

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 and paint with 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.

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT