

Meeting Agenda

Victorian Village Commission



Location: 111 N Front St., 2nd Floor, Room 204



Date: August 12, 2026



Time: 4:00pm

I. Call to Order (Chair)

- Next Business Meeting:
Wednesday, August 26, 2026 - 12:00pm (Noon)
111 N. Front St., 2nd Floor, Room 205
- Next Hearing:
Wednesday, September 9, 2026 - 4:00pm
111 N. Front St., 2nd Floor, Room 204
- Swear in Staff
- Introduction of Commissioners Present
- **Overview of Hearing Format**
- **Public Forum:**
 - **Zone-In Update**

II. Approval of Staff Approvals

III. Approval of Minutes from Last Meeting – [July 8, 2026](#) [Staff Reports](#)

Applications for Certificates of Appropriateness

I. Staff Recommended Applications

1. [COA2600642](#)

[721 N. High Street](#)

Spencer Alt (Applicant)/ SNP Diplomat LLC (Owner)

An application for construction of a pergola was approved at the March 2026 VVC hearing ([COA2600113](#)).

Exterior Alterations

- Revise previously approved pergola design to eliminate the front posts and install a cantilever design. Revision is to remove posts from the ROW.

II. Continued Applications

2. [COA2600571](#)

[1112 Hunter Avenue](#)

Scott Mowery, Select Medical (Applicant)/ Select Medical Property Ventures LLC (Owner)

Demolition

- Demolish ca.1950s building.
- Install landscaping, pavers, and wood privacy fence.

The following is from the unapproved minutes of the July 8th, 2026 VVC hearing:

Commissioner Comments:

- *Some Commissioners expressed concern over setting a precedent of tearing down buildings not being used and falling outside the spirit of the historic district.*

- *The Commission expressed concern about demolition by neglect, and demo by neglect attempted to be used as a tool to tear down contributing structures.*
- *The Commission noted it helps that the building is within a larger complex/campus of structures for the hospital and that the building is similar to the other parts of the complex.*
- *Commission asked about the dates of the other structures in the complex?*
- *The Commission asked that photo documentation of the larger streetscape/block be included.*
- *The Commission noted the City Code identifies the building as contributing based on age but additionally outlines specific considerations for the Commission regarding demolition.*
- *Some Commissioners noted the building generally is not architecturally significant, lacking higher style architecture of the era in which the building was constructed overall and in specific details such as windows and other building features.*
- *The Commission asked if there are specific plans for the space?*
- *Commission asked the applicant if there has been exploration of the exterior space use? Complex/campus style area often includes incorporation of green space, and the concept of greenspace is compatible. Has a patio, courtyard area, or other use been considered beyond lawn?*
- *Commission encouraged applicant to consider the fence enclosure area, and how this can be compatible and better integrated with the surrounding area. Could take cues from the building, thinking about scale, materials. Think about defining the edge.*
- *Next steps will be to include documentation and items required by the Code (written statement that such structure or architectural feature is not historically or architecturally significant or otherwise worthy of preservation and the reasons the application is seeking to demolish; definite plans for reuse of the site; evidence for commitment for funding of the new project; timeframe for project initiation and completion; an assessment of the effect such plans will have on the character and integrity of the listed property).*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30 P.M.

3. COA2600307

105-107 W. 1st Avenue

Bob Trankley, ALL TRADES MANAGEMENT LLC (Applicant)/ FRAGOULIS INVESTMENTS LLC (Owner)

This application is a result of a code violation.

Exterior Building Alteration

- Remove slate and replace with GAF Slateline in Weathered Slate from the approved roofing shingle list.

Remove box gutters and cornice and replace with ogee/k-style gutters.

The following is from the unapproved minutes of the July 8th, 2026 VVC hearing:

Commissioner Comments:

- *Commission noted removing box gutters and replacing with ogee gutters is not supported. Cannot consider cost as a reason to remove the box gutters.*
- *Can view a section drawing of proposed modifications, but note removal of the cornice and box gutters it is unlikely to be supportable in accordance with Code and Guidelines.*

- *The Commission asked that the slate assessment be included on letterhead, and to include the approximate percentage of slates needing replacement to satisfy the Guidelines requirements.*
- *Commission asked that photos of the building from the street level be included to provide context of the current overall condition from the street level.*
- *Commission generally supportive of replacement of the slate with an asphalt shingle selection from roofing shingles list. However, some Commissioners encourage a better match for replacement of slate roofing, and exploration of other roofing products that resemble slate.*
- *Commission noted a lower addition or porch roof is shown in the photos, and this lower roof has the carriage house style asphalt shingle. Preference is to match that existing asphalt shingle, which also matches the existing slate shape.*

III. **New Applications**

4. **COA2600729**

965 N. High Street

Zhe Liu (Applicant)/ WC Partners LLC (Owner)

A conceptual application was reviewed at the May 13th, 2026 hearing ([COA2600342](#)).

Exterior Alterations

- *Replace existing lighting pendant and install new light fixtures per the submitted materials.*
- *Install new painted metal panel to cover spandrel above the entry.*
- *Paint existing doors and mullions.*
- *Install new door handle pulls.*

Signage

- *Install three (3) new illuminated blade signs.*
- *Install window vinyl signage.*

Landscaping/Hardscaping

- *Remove existing fence and install new steel planter boxes.*
- *Add outdoor tables and chairs within the steel planter area.*
- *Stain concrete in planter area a dark gray.*

The following is from the May 13th, 2026 VVC hearing:

Commissioner Comments:

- *Commission asked how the color will be added to the metal panel, vinyl? Suggested the applicant consider a way to help mitigate the staining of the public sidewalk as the staining process for weathered metal that occurs will get on the sidewalk.*
- *Some Commissioners expressed concern about painting or covering the bay and making the bay inconsistent with the rest of the store frontages and building.*
- *Some Commissioners ok with the proposed new color because of the asymmetry that already exists in the building, the red tones present in the brick walls, and the breaking down of the massing from the use of a different color.*
- *Commission noted they were ok with the removal of the existing gooseneck light fixtures.*
- *Commission highlighted that the Short North Design Guidelines say artificial plants are generally not appropriate. Could still review a proposal for artificial plants, but it may be best to either stick with natural plants or something sculptural and more fence-like.*

- *Commission noted they are generally favorable toward the proposal. Confirmed that the applicant was aware of the signage information that will be needed.*
- *Commission asked that when the applicant comes back for final review to include a 2D elevation drawing and help show more context to see how this relates to the other storefronts and larger building. Asked to see details/section drawing about how the panel will be installed above the door, how the applicant will be attaching this to the building, is it going through mortar joints, etc.*
- *Commission asked that the applicant include a site plan that will show the relationship of the courtyard to the Right-of-Way, the size of the planter, free-standing or permanent furniture, where the pavers are, etc.*
- *Commission asked that the applicant include the paint/primer that will be used on the metal storefront.*

IV. **Staff Approved Applications**

COA2600608

238 Collins Avenue

Muth and Company Roofing (Applicant)/DCMA Realty LLC (Owner)

Approve application COA2600608 238 Collins Ave., as submitted with clarifications as noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the rear portion of the roof only, per the submitted materials, 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 or synthetic underlayment 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 GAF Royal Sovereign (standard 3-tab) shingles in Nickel Gray to match the existing shingles.
- 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.

COA2600555

313 W. 1st Avenue

Robert Burno Jr., Ace Fence & Deck LLC (Applicant)/Kevin Ocallahan (Owner)

Approve application COA2600555 313 W. 1st Ave., as submitted with clarifications as noted:

Install New Privacy Fence

- Remove the existing wood privacy fence and install a new six-feet high (6'H), wood privacy fence along the north property line in the rear yard, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six feet high (6'H), straight-cut or dog eared (not stockade) wood fence-finished side out facing the neighboring properties (i.e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6'H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6'H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- New fence to be installed on, or within the (north/west/east/south) property line.

COA2600258

17 W. 5th Avenue

Matthew Studer, MLS Construction LLC (Applicant)/Windsong Investments LLC (Owner)

Approve application COA2600258 17 W. 5th Ave., as submitted with clarifications as noted:

Replace Deteriorated/Altered/Non-Original Windows

- Replace five deteriorated/non-original, non-contributing windows on the primary/South elevation per the submitted documentation.
- Install new, six-over-one, Marvin Elevate, Fiberglass exterior/wood interior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- 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.

COA2600451

85 W. Hubbard Avenue

Michael Maistros, New Avenue Architects & Engineers (Applicant)/Mary and Bruce Dooley (Owners)

Approve application COA2600451 85 W. Hubbard Ave., as submitted with clarifications as noted:

- Exterior painting/ repair/replace all trim elements as needed.
- Replace three fire damaged windows to match.
- Install new door and sidelight to match existing.
- Porch rehabilitation to match.
- Asphalt shingle roof replacement.
- Rubber roof replacement.
- Rebuild box gutter to match.
- Repair/replace gutters and downspouts.
- Remove and install new asphalt shingle roof.
- Install new rubber roof.
- Remove and install new louvers.
- Eave, soffit, & fascia repair.

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 to be SW 6451 "Nurture Green" and SW 6436 "Bonsai Tint".
- **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.

Replace Deteriorated/ Windows

- Replace three deteriorated, fire damaged windows on the primary/North elevation per the submitted documentation.
- Install new, one-over-one, Pella Reserve, wood exterior/interior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- 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.

Remove and Install New Louvers

- Replace deteriorated, fire damaged louvers at the primary/North elevation to match the original per the submitted documentation.
- Wood units to be stained or painted; finish all six sides.

Install New Door and Sidelight

- Replace deteriorated, fire damaged door and sidelight at the second-story of the primary/North elevation per the submitted documentation.
- Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Pull all nails from, and inspect condition of, existing joists to insure structural integrity.
- Install 1" x 3" or 1" x 6" tongue and groove, yellow pine, porch decking.
- Blind nail with galvanized finish nails only.
- Allow a 1 1/2" minimum to 2 1/2" maximum flooring overhang on all outside edges.
- Install exterior grade, quarter-round moulding to band board fascia, tight against all flooring overhang.
- Prime on all sides with porch floor enamel thinned with appropriate material prior to installation. After installation, topcoat with same porch floor enamel according to manufacturer's specifications for finish coat.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.
- Remove and dispose of existing porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New material to be 1" x 3", tongue and groove, yellow pine, bead board or 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.

Install Box Gutters

- Install box gutter system with new materials of appropriate dimension and profile.
- Line 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.

Repair/Replace Gutters and Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house 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 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 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 or synthetic underlayment 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:

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 and/or soffit vents.

Install New Rubber Roof

- Remove any existing rubber membrane roofing 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 rubber membrane in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts.

Eave, Soffit, & Fascia Repair

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

COA2600614

1051 Hunter Avenue

Valine Williams, Douglas Hurt, Another Option Roofing (Applicant)/Starr Hunter Investments LLC (Owner)

Approve application COA2600614 1051 Hunter Avenue., as submitted with clarifications as noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the rear portion of the roof only, per the submitted materials, 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 or synthetic underlayment 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 Owens Corning (standard 3-tab) shingles in Estate Gray to match the existing shingles.
- 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.

- Reinstall existing fascia.

COA2600666

256 W. 3rd Avenue

Michael Porteous (Applicant)/Densil Porteous (Owner)

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 color for the siding to be SW 7625 Mount Etna and the wood trim to be SW 6258 "Tricorn Black".
- **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.

COA2600498

189 W. 1st Ave.

Sandi Gregorio, CJE Restoration (Applicant)/LAIK Properties LLC (Owner)

Approve application COA2600498 189 W. 1st Ave., as submitted with clarifications as 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.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.
- Remove wood covering from existing concrete steps.
- Repair concrete steps as-needed and reinstall existing wood handrails.

- Should concrete steps require replacement, replacement is to match existing location, dimensions, and design exactly; like-for-like.

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 to be SW 6135 "Ecru" and SW 7624 "Slate Tile".
- **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.

COA2600606

1137 Highland Street

Sarah Hayford (Applicant)/(Owner)

Approve application COA2600606 1137 Highland St., as submitted with clarifications as noted:

Landscaping/Hardscaping

- Replace existing rear and side patios and walkways with bluestone and brussels block in the same footprint, per the submitted materials.

COA2600673

1214 Neil Avenue

Kevin Joseph (Applicant) / Carvine Development LLC (Owner)

Approve application COA2600673 1214 Neil Ave., as submitted with clarifications as noted:

- Replace rubber roofing on the front porch and rear addition roofs.
- Repair/replace damaged front porch eaves/soffit to match; like-for-like.

Install New Rubber Roof

- Remove any/all existing rubber roofing on the front porch/west elevation and rear addition/east elevation 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 E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings. Rubber roofing to be black or gray.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on the front porch/west elevation as necessary with new wood of exact same profile and dimension; like-for-like.

COA2600638

641 Dennison Avenue

Hailey Pastor (Applicant) / Hailey and Josh Pastor Family Living Trust (Owner)

Approve application COA2600638 641 Dennison Ave., as submitted with clarifications as noted:

- Replace vinyl siding to match existing on non-historic garage.
- Replace k-style gutters to match existing on non-historic garage.

Repair/Replace Vinyl Siding

- Replace original vinyl siding with new to match the existing clapboard profile, dimensions, and texture.
- Replacement siding to be "smooth" texture, 4 ½ inch reveal, color "Natural Clay".
- Repair/replace all wood trim as needed to match existing, in-kind, like-for-like.

Repair/Replace Gutters and Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the non-historic garage 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 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.

COA2600665

1100 Neil Avenue

Densil Porteous and Michael Dalton (Applicants)/(Owners)

- Eave, soffit, fascia repair
- Exterior painting
- Trim repair/replacement to match as-needed.

Eave, Soffit & Fascia Repair

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

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.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to be SW 7069 "Iron Ore" and SW 6258 "Tricorn Black".
- **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.

COA2600715

799 Dennison Avenue

Michaela Jones, Vic Art Masonry (Applicants)/ CAIFU Investments LLC (Owner)

Rebuild Masonry Chimney

- Rebuild chimney to match original and existing chimneys.
- Remove all defective material. Replace any/all damaged and missing brick, stone, and block with brick, stone, block 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 Brick Buildings", available at <https://www.nps.gov/orgs/1739/upload/preservation-brief-02-repointing.pdf>).

V. New Business

VI. Old Business

VII. Adjournment

Applicants or their representatives must attend this hearing for new and continued applications for Certificates of Appropriateness and Certificates of Approval. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. 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 or event 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 scheduled meeting or event to request an accommodation.