

**HISTORIC RESOURCES COMMISSION
MEETING AGENDA
Thursday, November 19, 2015
6:00 p.m.
50 W. Gay St. – First Floor - Conference Room ‘B’**

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission’s next meeting. If you have any questions please call the city’s Historic Preservation Office at 645-8040.

If you need assistance in participating in this meeting due to a disability under the ADA, please call the City’s ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT BUSINESS MEETING—THURSDAY, November 12, 2015.
- III. NEXT COMMISSION MEETING—THURSDAY, November 19, 2015.
- IV. SWEARING IN OF STAFF
- V. APPROVAL OF Thursday, October 15, 2015, MEETING MINUTES
- VI. STAFF APPROVALS
- VII. PUBLIC FORUM

STAFF RECOMMENDATIONS

1. 15-11-10

51 N. High Street

Individually Listed Columbus Register Property

51 North High Street—C/O Eclipse Real Estate Group (Applicant/Owner)

The Applicant has consulted with the Historic Preservation Officer and a detailed update of the window treatments has been submitted with a narrative and all elevations and replacement window elevations has been submitted. The window treatments have been reviewed and approved by the Ohio History Connection (Ohio Historic Preservation Office) and the National Parks Service.

Request Approval of Window Amendment III

- Based on agreement reached after coordination and consultation between the SHPO, the project architect, and the National Parks Service, approve the window treatments of all building windows as submitted.

Taken from the October 16, 2014 approved H. R. C. Meeting Minutes:

Following the presentation of the H. P. O. Staff Report, and subsequent discussion with the commissioners present, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-10-6, 51 North High Street, Individually Listed Columbus Register Property, as submitted and with all clarifications as indicated:



Scope of Work Proposed

- Perform all exterior rehabilitation with stipulations as noted.
- Retain all exterior limestone and terra cotta decorative elements.
- Retain all original (1918) windows on the first five (5) floors (i.e. floors 1-5) on all elevations and repair as necessary.
- Applicant is required to return to the Historic Resources Commission for final action on the repair and/or replacement schedule of any/all other windows on all elevations not included in this motion.

MOTION: Clark/Palmer (5-0-1) [Gibboney]

2. **15-10-14—Check with Applicant to see if the app. stays on**

53 E. Northwood Avenue

Northwood Park Historic District

Northsteppe Realty (Applicant)

53 Northwood, LLC (Owner)

An application with site plan and detailed work description has been submitted. Applicant has consulted with the Historic Preservation Officer and a site visit has been conducted.

Install Hedgerow—Rear Yard

- Install a new line of hedges to prevent vehicle access to the rear yard from the alley per submitted site plan.

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

HOLDOVERS

3. **14-2-6e**

280 Reeb Avenue

Individually Listed Columbus Register Property

City of Columbus Real Estate Management [c/o Barry N. Bryant, P. E.] (Applicant/Owner)

The sign options were presented at the September meeting. The sign configurations were discussed and the vertical arrangement was the preferred layout by those members present. The project architect has consulted with the representatives of the project team and has requested further review of the signage configuration.

Signage—New Addition

- Install signage on approved new addition per submitted rendering.

4. **15-9-13b**

1682 Bryden Road

Bryden Road Historic District

Humes Home/Attn.: Matt Murphy (Applicant/Owner)

An application with detailed work description has been submitted. Application #15-9-13 was divided into Items 'a' for Staff Approval (see below) and 'b' for commission review. Applicant/Owner has consulted with the Historic Preservation Officer on site. Exterior work began prior to review and approval.

Replace Widows

- Install new, vinyl, windows on all elevations (work has been completed).

Install New Side and Rear Doors

- Install new 2-panel, Mastercraft, primed steel doors per submitted Menard's brochure.

Taken from the October 15, 2019 Meeting Minutes:

At the Applicant's request, continue Application # 15-9-1b, 1682 Bryden Road, Bryden Road Historic District, and direct the Historic Preservation Officer to place on the November 19, 2015 meeting agenda as a Holdover.

MOTION: Clark/Rowan (6-0-0) CONTINUED

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

5. 15-10-10b

1321-25 Bryden Road

Bryden Road Historic District

Kim Barrett (Applicant/Owner)

Restore/Repair Stone Retaining Wall

- Make any/all repairs to the existing stone retaining wall, as necessary, and in accordance with industry standards and all applicable City Building Code. Any/all stone to be from, or match, the existing stone. Replacement stone to be of similar dimension and color as the original stone and visually match the existing wall stone as closely as possible.

Repair/Replace Fence

- Replace rear yard privacy fence and re-install per submitted site plan.

Install Brick Patio

- Install a new eighteen foot by twelve foot (18' x 12') brick patio in the rear yard at grade per submitted site plan.

6. 15-11-14—Site visit needed.

754 Linwood Avenue

Old Oaks Historic District

Rodney Grist (Applicant/Owner)

An Application with current photos, new garage elevations, and work description has been submitted.

Applicant/Owner has consulted with the Historic Preservation Officer.

Construct a New Garage

- Construct a new, twenty foot by twenty-two foot (20' x 22'), frame garage per submitted elevations and site plan.
- New garage to have cement floor with raised footer curbs with treated wooden sill plates and cement apron to the alley.
- Siding to be vinyl Dutch lap siding to match the reveal of the existing house siding.
- Soffits to be vinyl with aluminum fascia.

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

7. 15-10-15a

108 W. Jeffrey Place

Old Beechwold Historic District

Daniel J. Boyden (Applicant)

Dianne Radigan (Owner)

Replace Widows

- Remove all deteriorated steel casement windows and replace with new windows.

Taken from the October 15, 2019 Meeting Minutes:

Following the presentation of the Staff Report and ensuing discussion with the property owner and the commissioners present, Application #15-10-15 was separated into Items 'a' and 'b' and votes were taken, and results recorded as indicated:

Continue Application #15-10-15a, 108 W. Jeffrey Place, Old Beechwold Historic District, and direct the Historic Preservation Officer to place on the November 19, 2015 Historic Resources Commission regular meeting agenda as a Holdover for further consideration of the proposed window replacement plan.

MOTION: Clark/Morgan (6-0-0) CONTINUED

NEW APPLICATIONS

8. 15-11-11

759 Linwood Avenue

Old Oaks Historic District

Patriarch—BT Holdings, LLC (Applicant/Owner)

An Application with current photos and site plan has been submitted. The picket fence requested was installed prior to commission review and approval. The Applicant/Owner has consulted with the Historic Preservation Office staff.

Install Picket Fence—Front Yard

- Request approval of the new, wood in the front of the property with service gate per submitted site plan, as installed.

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

9. 15-11-12

51 Vine Street

North Market Historic District

New Avenue Architects & Engineers/Brent Racer (A)

Franklin County Convention Facilities Authority(O)

An Application with elevations and detailed coded notes has been submitted. The Applicant has consulted with the Historic Preservation Officer.

Rehabilitate Storefront (North Elevation)

Replace Existing Canopies

- Install new, smaller canopy over existing openings. Color to be determined.
- Install new, larger canopy over the new entry. Size and design of new canopy to match the size and design of the existing canopy over the current (i.e. northwest side)

Install New Storefront Entry—(Northwest Side of Front Elevation)

- Remove existing door form northwest side of front elevation and install new, overhead storefront door with glazing panels assembly in the existing opening per submitted elevation drawing.
- Install new storefront door entry assembly in center bay to match the existing storefront entry system on the far right (west) side of the front (north) elevation.

Relocate Existing Railing System

- Relocate existing railing system from the current location to the new locations as necessary.

Install New Signage

- Install new signage to replace the existing signage. Graphics to be determined.

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

CONCEPTUAL REVIEW

10. 15-11-13

511-555 Park Street, 70-100 Spruce Street

North Market Historic District

Christopher Meyers, AIA (Applicant)

Continental Real Estate/Attn.: David Kass (Owner)

An Application with a detailed project description, current photos, site plan, perspective images, existing elevations & materials pallet images, and conceptual floor plans has been submitted. The Applicant and Owner representatives have met with the Historic Preservation Officer and the City Planning Division Administrator. The project was reviewed conceptually at the September 17th regular meeting (see Minutes below) and revised plans have been submitted for additional conceptual review and comment.

Demolish Existing Buildings & Construct Two New 8-Story Buildings

- The project includes the construction of two (2) eight-story (8-story) buildings with partial preservation/restoration of three (3) of the four (4) existing buildings currently on the site which have now been incorporated into the new overall building design.
- The proposed new buildings will occupy the corner of Park Street and Spruce Street on the site located partially within the North Market Historic District.
- New building to be a 151-key AC Hotel by Marriott with hotel lobby and a commercial tenant space on the first

floor.

- Significant streetscape improvements to enhance the pedestrian character of the neighborhood.
- Second new building includes four (4) stories of parking garage with four (4) stories of office space above.

The following is taken from the September 17th Approved Meeting Minutes:

15-9-20

511-555 Park Street, 70-100 Spruce Street
Christopher Meyers, AIA (Applicant)

North Market Historic District

Continental Real Estate/Attn.: David Kass (Owner)

An Application with a detailed project description, current photos, site plan, perspective images, existing elevations & materials pallet images, and conceptual floor plans has been submitted. The Applicant and Owner representatives have met with the Historic Preservation Officer.

Demolish Existing Buildings & Construct Two New 8-Story Buildings

- *The proposed new buildings will occupy the corner of Park Street and Spruce Street on the site located partially in the North Market Historic District.*
- *New building to be a 149-key AC Hotel by Marriott with hotel lobby and a commercial tenant space on the first floor.*
- *Streetscape improvements to enhance the pedestrian character of the neighborhood.*
- *Second new building includes four (4) stories of parking garage with four (4) stories of office space above.*
- *Parking garage exterior to be screened to give it an office/commercial building appearance with streetscape improvements along Spruce Street to the west of the district.*

The project team members in attendance identified themselves prior to the presentation: Mark Smith, owner, Nick Munoz, Meyers + Associates Architecture, Chris Meyers, Meyers + Associates Architecture, and David Kass, Continental Real Estate Company. Two (2) letters of support of the proposed project were received and entered into the permanent record.

Following the H. P. O. staff report and the presentation by the project representatives in attendance, the commissioners present commented on the proposal for the new development at 511-555 North Park Street and 70-100 Spruce Street in the North Market District.

Commissioner Comments:

Commissioner Gibboney—*“Excited about the project.” Concerned with the loss of the existing historic buildings. Maintaining the historic fabric is important to the North Market District.*

Commissioner Clark—*Concurs with the Chair regarding the historic integrity of the existing buildings and the importance of the commission working together with the developer to achieve a successful project. Cannot support the proposed demolition on Park Street.*

Commissioner Morgan—*Struggle with tearing down these buildings. The loss of the existing fabric is a big concern. The elevations presented need additional design considerations to work with the North Market Historic District.*

Commissioner Faust—*Agrees with Commissioner Morgan that the new building design will need to fit in better with the existing Park Street Buildings. A hotel is a great addition to the neighborhood. recommends looking at other examples of successful boutique hotels in historic districts in other cities.*

Commissioner Rowan—*Supports the Spruce Street elevation however the scale is not in keeping with the North Market District. Park Street is a pedestrian friendly area and the North Market building heights need to be taken into consideration as you move forward.*

NO ACTION TAKEN

STAFF APPROVALS

• **15-11-1**

621 Wilson Avenue

Gary Cassady (Applicant)

Old Oaks Historic District

GBC Enterprises, LLC (Owner)

Approve application #15-11-1, 621 Wilson Avenue, Old Oaks Historic District, as submitted, with all clarifications as noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color scheme to be: Body-Bunglehouse Blue (SW0048); Trim-White.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete, foundation, 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.

• **15-11-2**

159 East Northwood Avenue

Alexandria Palus (Applicant/Owner)

Northwood Park Historic District

Approve application #15-11-2, 159 East Northwood Avenue, Northwood Park Historic District, as submitted, with all clarifications as noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- **Finish paint color(s) to match the existing exterior color(s); like-for-like.**

• **15-11-3**

113 East Northwood Avenue

Ascent Roofing Solutions (Applicant)

Northwood Park Historic District

Hobart Baker (Owner)

Approve #15-11-3, 113 East Northwood Avenue, Northwood Park Historic District, as submitted, with all clarifications as noted.

Re-Roof Complete—House & Garage

- Remove all asphalt shingles on the main house and garage roofs down to the sheathing. Dispose of all debris according to Columbus City Code.
- Remove all shingles from the two (2) existing dormer cheeks (i.e. total = 4 sides) down to the sheathing.
- 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 selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
GAF	Slateline (dimensional)	English Gray Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- **All roof work including venting, flashing, and metal ridge roll to be as per C. of A. and attached approved work specifications.**

Replace Rear Porch Roof

- Remove the existing shingles and dispose of all debris according to Columbus City Code.
- Due to the existing low slope, install “Colonial Slate” color, Certaineed 2-Ply Flintlasteic SA system per manufacturer’s specifications.

Replace Gutters & Downspouts

- Remove all hung gutters and downspouts and replace with new gutters and downspouts of appropriate size to ensure proper drainage.

Repair Box Gutters--Porches

- Examine all box gutters on porch roofs and make any repairs and/or replace 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 down spouts 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 Soffits & Fascia

- Replace any/all damaged, deteriorated, and missing wooden eave soffit and fascia with new wood of same dimension and profile: like-for-like.

Exterior Painting

- Prime and finish coat all new and/or bare wood surfaces with exterior primer and top coat according to manufacturer’s specifications. All exterior paint colors to match existing; like-for-like.

• 15-11-4

683-85 Kimball Place

Joel Lauderdale (Applicant)

Old Oaks Historic District

Darnell Lauderdale (Owner)

A detailed application has been submitted by the Applicant with Power of Attorney for the property owner following property damage caused by an auto accident (8/16/15). The Applicant has consulted with the Historic Preservation Officer (H. P. O.) and current photos, insurance report, and contract specifications have been included in the work specifications received by the H. P. O.

Approve #15-11-4, 683-85 Kimball Place, Old Oaks Historic District, as submitted, with all clarifications as noted.

Repair Exterior—Front Porch (i.e. East Elevation)—Complete

Make any/all necessary exterior repairs to the front elevation, as noted, following the damage caused by the auto accident. All repairs to be in accordance with the specifications of Certificate of Appropriateness #15-11-4, the Columbus Register of Historic Properties Architectural Guidelines—

[file:///C:/Users/rfblack/Downloads/HRC%20Guidelines%20\(1\).pdf](file:///C:/Users/rfblack/Downloads/HRC%20Guidelines%20(1).pdf), and all applicable City Building Codes.

All work to be as per the following staff approved specifications.

Replace Damaged Front Bay Window

- Remove the damaged first floor, wooden bay window unit (i.e. south side of duplex/685 Kimball Place) complete and dispose of any/all debris per City Code.

- **Install a new, all-wood, bay window unit of the exact same dimensions, style, and profiles as the original bay window unit with two four-pane side lites (per Franklin County Auditor Web Page Photo dated 06/11/2014).**

Install New Storm Windows

- Remove any/all damaged or deteriorated aluminum storm windows on front (east) elevation complete and dispose of any/all debris per City Code.
- Install new, low profile, metal storm windows inside the existing window frame in all window locations following any necessary window repair/replacement. 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.

Replace Damaged Service Handrail—Front

- Remove the damaged, metal, front service steps handrail (i.e. south side of duplex/685 Kimball Place) and dispose of any/all debris per City Code.
- Install new, metal, service steps handrail (i.e. south side of duplex/685 Kimball Place) to match the original in style, dimension, and color; like-for-like.
- Drawing of service rail to be submitted to the Historic Preservation Office staff for final review and approval prior to installation.

Repair Masonry Knee-wall—Front

- Replace any/all damaged, deteriorated, and missing brick on the front porch with new or used brick that matches the color, finish, and dimensions of the original brick as closely as possible.
- Check all mortar joints on front porch 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 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. (Refer to Preservation Brief 2—"Repointing Mortar in Historic Brick Buildings").

Repair Cement Porch Floor—Front

- Repair the damaged front (east) porch cement floor in accordance with industry standards and all applicable City Building Codes.
- All finish work to be match the original cement color, texture, and dimensions; like-for-like.

• **15-11-5**

160 E. Frambes Avenue

Indianola Forest Historic District

Michael A. Eckholt (Applicant/Owner)

Approve #15-11-5, 160 E. Frambes Avenue, Indianola Forest Historic District as submitted, with all clarifications as noted.

Re-Roof House Complete

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

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
Certaineed	Standard 3-tab	Nickel Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red" at Owner's option.
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red" at Owner's option.

• **15-11-6**

716 S. Champion Avenue
Gary Rainier (Applicant)

Old Oaks Historic District
Shawn Lent (Owner)

Approve #15-11-6, 716 S. Champion Avenue, Old Oaks Historic District, as submitted, and make any/all fire damage repairs as indicated with all clarifications as noted.

Replace Four (4) Windows—Front Elevation

- Complete any/all structural repairs as necessary and per Columbus Building Code.
- Install new all-wood, Jelwin, double-hung windows complete. The restored new window opening, jamb, and sash units to match the original window opening size exactly; like-for-like.

Replace Damaged Wood Lap Siding

- Remove any/all fire damaged siding and dispose of all debris per City Code.
- Complete any/all structural repairs as necessary and per Columbus Building Code.
- Install new, beveled, lap wood siding to match the existing in dimension and reveal; like-for-like.

Paint Exterior

- Prepare all exterior wooden surfaces for painting using the appropriate hand tools.
- Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards.
Any/all replacement wood to be of same profile and dimension as the original; like-for-like.
- Prime all bare and new wood with the appropriate exterior primer according to manufacturer's specifications.
- Paint all wood siding and trim the exact same color as currently exists on the wood siding and trim; like-for-like.

Re-Roof Rear Porch Complete

- Remove all asphalt shingles on the rear porch 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 asphalt shingles that match the style, dimension, and color of the existing roof shingles on the main roof exactly; like-for-like.

Replace Front Door Jamb

- Remove the damaged front door jamb and dispose of all debris per City Code.
- Install a new, all-wood front door jamb of the per industry standards and all applicable City Building Codes.
- Any/all exterior wood molding and trim to match the original wood molding and trim in dimension and profile; like-for-like.

• **15-11-7**

501 N. High Street

North Market Historic District

DaNite Sign Co./Attn.: Andrew Wineberg (Applicant)

NTK Hotel Group LLC (Owner)

Approve #15-11-7, 501 N. High Street North Market Historic District, with all calcifications as noted.

Replace Sign Faces (2)

- Replace the existing blue, aluminum sign faces with new, blue, aluminum sign faces that fit the existing sign 2-sided sign cans exactly. One (1) new sign re-facing (2 faces) on the south elevation and one (1) new sign re-facing (2 faces) on the east elevation.
- All work to be as per submitted plans with approved stamps dated November 2, 2015.

• **15-11-8**

138 East Oakland Avenue

Northwood Park Historic District

Mary Steele (Applicant/Owner)

Approve application #15-11-8, 138 East Oakland Avenue, Northwood Park Historic District, as submitted, with all clarifications as noted.

Install New Storm Windows

- Install new, low profile, metal storm windows on all window openings.
- 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.
- All work to be in accordance with the performance manual.

• **15-11-9**

688 Wilson Avenue

Matt Murphy (Applicant)

Old Oaks Historic District

Humes Homes (Owner)

Approve application #15-11-9, 688 Wilson Avenue, Old Oaks Historic District, as submitted, with all clarifications as noted.

Paint Exterior

- Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
- Prepare all wood windows and exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacture's specifications.
- **The exterior finish paint schedule be submitted to the Historic Preservation Office staff for final review and approval prior to applying any/all finish coats.**

Repair Rear Steps

- Make any/all necessary repairs to the existing, wooden, rear porch step in accordance with industry standards and all applicable City Building Codes.

Trim Trees & Shrubbery

- Trim and shape all front bushes as necessary and in accordance with industry standards to ensure proper scale and healthy plant growth.
- Trim rear trees as necessary and in accordance with industry standards and any/all applicable City codes.

Tuck Point As Needed

- Check all mortar joints on all location 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 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. (Refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings")

• **15-11-15**

649 Linwood Avenue

Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)

Old Oaks Historic District

The 649 Linwood Avenue residence is now the property of Blue Chip Development. The demolition of the existing garage was previously reviewed and approved for the previous owner (see Approved Minutes below). All required photos and drawings have been submitted per C. of A. 15-7-13.

Approve Application #15-11-15, 649 Linwood Avenue, Old Oaks Historic District, as submitted and with all clarifications and/or revisions noted.

Demolish Garage

- Demolish existing deteriorated wood-frame garage and dispose of all debris per City Code.
- The Historic Resources Commission recommends that the Applicant/Owner salvage any/all building materials from the garage structure and make available for reuse as a part of the deconstruction process where possible.
- Former garage site to be graded and seeded in grass seed following the demolition.

- **Current interior and exterior photos and measured drawing of the existing frame garage have been provided for placement in the property file for the permanent record prior to demolition.**
- **Applicant/Owner to submit plans for new garage to the Historic Preservation Office staff for placement on a future Historic Resources Commission meeting agenda for review and approval.**

Taken from the approved July 16, 2015 Approved Meeting Minutes:

15-7-13

649 Linwood Avenue

Old Oaks Historic District

Lori Wainwright (Applicant/Owner)

Following the H. P. O. staff report and subsequent presentation in consultation with the Applicant/Owner who had a scheduling conflict, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-7-13, 649 Linwood Avenue, Old Oaks Historic District, as submitted and with all clarifications and/or revisions noted.

Demolish Garage

- Demolish existing deteriorated wood-frame garage and dispose of all debris per City Code.
- The Historic Resources Commission recommends that the Applicant/Owner salvage any/all building materials from the garage structure and make available for reuse as a part of the deconstruction process where possible.
- Provide current interior and exterior photos and measured drawing of the existing frame garage for placement in the property file for the permanent record prior to demolition.

Install Privacy Fence

- Install a new, six foot high (6'H), wood, board-on-board fence in rear yard so that vehicular access is not possible. Stringers to be on the inside only with finish boards to be facing the neighboring properties.
- Site plan indicating exact fence location to be submitted to the H. P. O. staff for final review and approval prior to installation.

[NOTE: Project completion is intended to be sixty to ninety (60-90) days following commission approval.]

MOTION: Morgan/Clark (6-0-0) APPROVED

VIII. OLD BUSINESS

Update

15-10-16

201 W. Royal Forest Blvd.

Old Beechwold Historic District

Lucia Helena & Timothy M. Costigan (Applicants/Owners)

Landscaping Project Update

11. Reconstruct a narrow bridge over the existing ravine in front of the house to allow access to the public street per submitted plans.

Taken from the October 15, 2015 Meeting Minutes:

Following the Staff Report and ensuing discussion with the commissioners present, a motion was made, vote taken, and results recorded as indicated.

Continue Application #15-10-16, 201 W. Royal Forest Boulevard, Old Beechwold Historic District, to allow time for the Applicants/Owners to contact the City Recreation and Parks Department and the City Real Estate Division to discuss the requirements for placement of private structures on public land.

MOTION: Clark/Wolf (6-0-0) CONTINUED

IX. NEW BUSINESS

X. ADJOURN

