

# VICTORIAN VILLAGE COMMISSION

## AGENDA

Thursday July 10, 2014

6:15 p.m.

50 W. Gay Street, Ground Floor - Conference Room B

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. A Sign Language Interpreter to "Sign" this hearing will be made available for anyone with a need for this service. Sign language interpreters must be scheduled by calling 645-8620 or TDD 645-3293 at least forty-eight (48) hours prior to the scheduled hearing.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, August 7, 2014 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING – Thursday, August 14, 2014.
- IV. APPROVAL OF MINUTES – Thursday, June 12, 2014.
- V. PUBLIC FORUM
- VI. SWEAR IN STAFF
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### VARIANCE RECOMMENDATIONS

#### 1. 14-7-15

**40-42 West Third Avenue**

**SND Partners, LLC (Owner)**

*An application and variance information has been submitted.*

*This request was previously recommended by the Victorian Village Commission at the June 2014 Meeting.*

Variance Recommendation Request

- CC3309.14(A): Height Districts - to permit a building height of 41 feet in an H-35 height district.
- CC3333.26(a): Height District - to permit a building height of 41 feet in an H-35 height district

### NEW APPLICATIONS

#### 2. 14-7-14a

**605 Dennison Avenue**

**Shremshock Architects (Applicant)**

**Benjie Lewis (Owner)**

*Application #14-7-14 has been divided into item 'a' for Victorian Village Commission review under New Business, and item 'b' for Staff Approval under Staff Approved items (see below).*

*An application and photos have been submitted.*

- Remove rear stairs and associated shed roof.
- Remove two (2) rear door openings and infill with new aluminum windows and stucco.

#### 3. 14-7-16

**82 Price Avenue**

**Shremshock Architects (Applicant)**

**Burwell Investments, LLC (Owner)**

*An application, revised drawings, siteplan, and photos have been submitted.*

- Construct 2-story wood-frame carriage house with cementitious siding, aluminum clad windows, and asphalt shingle roof.
- The first floor of the carriage house would serve as the garage for the existing units, and the proposed second floor living units.
- Current zoning is ARLD (17.4 units per acre), with the additional units the site would be 32 units per acre.
- The proposal would request consideration of variances for density and maneuvering (stacked parking).

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

**4. 14-7-17**

**889 Dennison Avenue**

**Mark & Christina Demetry (Owners)**

*An application, siteplan, drawings, and photos have been submitted.*

- Construct extension to existing rear addition.
- Extension to be pulled back from the rear corner of the house by approximately 15”.
- All details for extension to match existing addition.

**5. 14-7-18**

**40-42 West Third Avenue**

**Berardi + Partners (Applicant)**

**SND Partners, LLC (Owner)**

*An application, revised drawings, siteplan, and photos have been submitted.*

- Demolition of existing single-story commercial addition located at 40 West Third Avenue and creation of green space with portions of the existing parking to remain.
- Exterior rehabilitation of the existing Italianate residence single-family residence at 42 West Third Avenue.
- The site area resulting from the demolition and a portion of the north parking lot will be adapted to space for a new 3+ story structure.
- The west portion of the existing parking lot will provide 10 parking spaces.
- Construct new 3+ story on the east portion of the property. The structure is being designed as a “bar building” with a north/south orientation parallel to the alley.
- The building will include a total of 16 units, with 3 dwelling units at grade, 7 units of the 2<sup>nd</sup> floor, and 6 townhouses on the 3<sup>rd</sup> floor with portions of the 4<sup>th</sup> floor.
- The proposed 4<sup>th</sup> floor will be recessed from the façade to minimize apparent height and massing from grade.
- The building will additionally supply 9 interior garage spaces accessed from the alley.
- Preliminary zoning information is supplied on drawing ‘Sheet A01’.

*The following is taken from the May 8, 2014 Victorian Village Commission Meeting Minutes:*

**Commissioner Comments**

- *Commissioner Harding – The scheme is really good. Previous concern with at-grade patio, but the watertable & sill on the new building maintains a line with and relates well to the Italianate next door. The dark tone brick is good. Is in favor of the project.*
- *Commissioner Decker – The design has come a long way, and is very optimistic about the project. The penthouse could be an opportunity relate to the Italianate.*
- *Commissioner Conte – The use of stucco on the top floor is not appropriate; the applicant should investigate the use of other materials such as Nichiha panels, slate, or other “skins”.*
- *Commissioner Borchers – Asked if there is enough of a grade change on the site from the entry to the street. Additional definition of the ground level could help.*
- *Commissioner Hissem – Recommend that the plan include the installation of bollards to protect the neighboring property fence. The two front doors next to each other need additional study. Additional definition on the bottom level should be studied to indicate that it is the ground level.*
- *Commissioner Berthold – Indicated that the east elevation of the design needs work. The “column” element does not appear anywhere else on the building.*

*Following Commissioner discussion and a preliminary discussion of potential variance requests, a motion was made to grant Concept Approval for the project.*

*Motion to grant Concept Approval to Application #14-5-19, 40-42 West Third Avenue:*

***MOTION: Decker/Harding (6-0-0) CONCEPT APPROVED.***

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

**CONCEPTUAL REVIEW APPLICATIONS**

**6. 14-7-19**

**208-212 Wilber Avenue**

**David M. O'Reilly (Owner)**

*An application, drawings, and photos have been submitted.*

Conceptual Review

- Demolish existing 4-car garage.
- Construct new 3-car garage with second floor office space.

**7. 14-7-20**

**913 Neil Avenue**

**WSA Studio (Applicant) Will Allen (Owner)**

*An application, siteplan, drawings, and photos have been submitted.*

Conceptual Review

- Construct two-story rear addition with rooftop deck.
- Construct 160-sqft addition to existing garage.
- Construct rear deck and associated exterior fireplace.

**8. 14-7-21**

**991 Dennison Avenue**

**Berardi + Partners (Applicant) SND Partners, LLC (Owner)**

Conceptual Review

- Construction of several styles of residential buildings on 1.16 acre site.
- The southern portion of the site is proposed to be developed in the style of 2.5-story 'brownstone' townhomes as individual dwelling units, with integrated garage spaces accessed through an interior court.
- The northern portion of the site is proposed to be developed with a 3.5-story building including a 4.5-story building element at Starr Avenue.
- All parking levels will be set approximately 4-ft below existing grade.
- Buildings have been set back from the right-of-way to preserve green space.
- As proposed the brownstone development includes 16 dwelling units with 44 parking spaces, and the north segment includes 53 dwelling units with 55 parking spaces.

*The following is taken from the June 12, 2014 Victorian Village Commission Meeting Minutes:*

Commissioner Comments

- *Commissioner Harding – The renderings show more subtlety with the materials. The larger building is the stronger part of the current design direction. Recommended that the basement windows be incorporated into a garden window concept. The larger building seems more hotel-like, which isn't a bad thing. The massing and site design are good.*
- *Commissioner Decker – The new designs are successful at breaking up the mass of the main building. The current "white" color makes the design appear like a Mediterranean or South Beach resort. The proportions of the openings and detailing could incorporate more Victorian era details.*
- *Commissioner Berthold – The large building has taken more major steps forward with the current design. It continues to be a bit too tall. The mansard elements seem a bit strange. The project continues to improve.*
- *Commissioner Conte – The roofs of the south buildings might be better as flat roofs for a more traditional manner of creating rooftop space. The corners of the buildings should have more emphasis.*
- *Commissioner Borchers – The project continues to move in the right direction. The garage level windows on both buildings seem a bit strange. The step back in the massing on the north building is good.*
- *Commissioner Hissem – Overall improvement throughout the design. The stairways on the south buildings seem a bit squat. Recommends that the first floor level of the row houses be taller like a traditional brownstone walk-up.*

*NO ACTION TAKEN*

**STAFF APPROVED APPLICATIONS**

*(The following applicants do not need to attend.)*

• **14-7-1**

**77-79 West Hubbard Avenue**

**Michael Linsker (Applicant)                      Linsker Holdings, LLC (Owner)**

Approve Application #14-7-1, 77-79 West Hubbard Avenue, as submitted with any/all clarifications noted:

- Repair rotted wood on soffits, front porch railings, and ramp railings; all new work to match existing.
- Paint soffits, window trim, and addition trim; color to be Valspar “High Speed Steel” (4005-2B).
- Paint front porch block and columns; color to be Valspar “Vintage Gray” (EB48-1).

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 per submitted paint color chips.
- **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.

• **14-7-2**

**120 West Goodale Street (Goodale Park)**

**City of Columbus Recreation & Parks Department (Applicant)                      City of Columbus (Owner)**

Approve Application #14-7-2, 120 West Goodale Street, as submitted with any/all clarifications noted:

- Remove existing chain link backstop; install new chain link backstop per submitted specifications.
- Remove existing chain link sideline fence; install new chain link sideline fence per submitted specifications.

• **14-7-3**

**904 Neil Avenue**

**Scott Hurlburt (Applicant)                      Tom Nagel & Nancy Heath (Owners)**

Approve Application #14-7-3, 904 Neil Avenue, as submitted with any/all clarifications noted:

- Repair rear porch as needed to match existing and per submitted drawings and specifications.

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.

- **14-7-4**

**968 Harrison Avenue**

**Gregory Bolyard (Owner)**

Approve Application #14-7-4, 968 Harrison Avenue, as submitted with any/all clarifications noted:

- Renew COA#11-11-2, 968 Harrison Avenue, exactly as previously approved for a period of one (1) year. Expired: 10-21-12.

*Approve Application #11-11-2, 968 Harrison Avenue, as submitted with all clarifications noted:*

- *Repair existing rear deck per submitted specifications.*
- *Install new 15' x 15' flagstone patio.*

- **14-7-5**

**617-623 Dennison Avenue**

**Sundus Butto (Owner)**

Approve Application #14-7-5, 617-623 Dennison Avenue, as submitted with any/all clarifications noted:

- Tuckpoint building as needed using historic 12-4-1 mortar mixture.

Spot Tuck Point

- Check all mortar joints for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

- **14-7-6**

**887 Neil Avenue**

**Centennial Preservation Group, LLC (Applicant)**

**Brian Beesley (Owner)**

Approve Application #14-7-6, 887 Neil Avenue, as submitted with any/all clarifications noted:

- Rehabilitation of front door and door surround per submitted specifications.
- Rehabilitation of second floor Palladian window per submitted specifications.

- **14-7-7**

**846 Park Street**

**John Garrett (Applicant)**

**Mike Dunn (Owner)**

Approve Application #14-7-7, 846 Park Street, as submitted with any/all clarifications noted:

- Remove existing non-original replacement windows on rear elevation (6 total) per City Staff determination.
- Install new all-wood interior/exterior double-hung windows sized exactly to fit the existing openings and per submitted specifications. New units to be Pella Architectural Series.

Replace Non-Original Windows

- Replace 6 non-original, non-contributing windows on the rear elevation with new wood windows of appropriate dimension and profile and to fit the original openings exactly. Per submitted window brochure or cutsheet to be submitted to the H. P. O. staff for final review and approval prior to installation.
- 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.

- **14-7-8**

**225 West Second Avenue**

**Dawn Susko (Owner)**

Approve Application #14-7-8, 225 West Second Avenue, as submitted with any/all clarifications noted:

- Remove damaged tree in rear yard.
- Repair existing concrete service walk to match existing.

Tree Removal

- To insure public safety remove the damaged elm tree in rear side yard.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.
- A new tree is to be planted within the same general area as the tree that has been removed.
- The species of the new tree to be chosen by Applicant.
- Applicant/Owner is to submit the choice of tree species to the Historic Preservation Office staff for final review and approval, in consultation with the Victorian Village Commission, prior to the planting of the new tree.

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.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

- **14-7-9**

**213 Wilber Avenue**

**Trudeau's Fence Company (Applicant)**

**Charles & Lindsay Lagarce (Owners)**

Approve Application #14-7-9, 213 Wilber Avenue, as submitted with any/all clarifications noted:

- Install new 6' wood privacy fence per submitted siteplan and specifications.

Install New Privacy Fence

- Install new 6' wood privacy fence along per submitted design and siteplan. Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- **14-7-10**

**796 Neil Avenue**

**Demetrios T. Michaelides (Owner)**

Approve Application #14-7-10, 796 Neil Avenue, as submitted with any/all clarifications noted:

- Spot tuckpoint house as needed per submitted specifications.
- Repair chimneys as needed to match existing and per submitted specifications.

Spot Tuck Point

- Check all mortar joints for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings”, available at <http://www.nps.gov/history/hps/tps/briefs/brief02.htm>).

- **14-7-11**

**225 West Second Avenue**

**Able Roofing, LLC (Applicant)**

**Dawn Susko (Owner)**

Approve Application #14-7-11, 225 West Second Avenue, as submitted with any/all clarifications noted:

- Remove existing rubber roofing.
- Install new EPDM rubber membrane roofing per submitted specifications.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled 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 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.
- 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.

- **14-7-12**

**1183 Hunter Avenue**

**Able Roofing, LLC (Applicant)**

**Ron Dickerson (Owner)**

Approve Application #14-7-12, 1183 Hunter Avenue, as submitted with any/all clarifications noted:

- Remove asphalt shingle roof.
- Install new Owens Corning 3Tab asphalt shingle roof; color to be “Estate Gray”.
- Install metal ridge roll, valleys, and flashing; to be painted “Tinner’s Red”.

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. Shingle to be Owens Corning 3Tab asphalt shingle roof; color to be “Estate 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.

- **14-7-13**

**1120 Apollo Place**

**Kevin Lykens (Applicant) C&W Investment Co. (Owner)**

Approve Application #14-7-13, 1120 Apollo Place, as submitted with any/all clarifications noted:

- Paint building: - entry doors to be Glidden “Old Mahogany” (A0280)
  - wood above porches to be Sherwin Williams “Mega Greige” (SW7031)
  - porch overhangs, soffit, fascia, and gutters to be Pittsburg Paints “Silver Feather” (531-1)
  - window frames to be Pittsburg Paints “Napoleon” (541-7)

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 per submitted paint color chips.
- **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.

- **14-7-14b**

**605 Dennison Avenue**

**Shremshock Architects (Applicant) Benjie Lewis (Owner)**

*Application #14-7-14 has been divided into item ‘a’ for Victorian Village Commission review under New Business (see above), and item ‘b’ for Staff Approval under Staff Approved items.*

Approve Application #14-7-14, 605 Dennison Avenue, as submitted with any/all clarifications noted:

- Repair stucco as needed to match existing and per submitted specifications.
- Paint residence; all new colors to be submitted prior to undertaking any work.
- Install new porch post to match existing posts; post required for structural stability.
- Install new asphalt shingle roof in color and type from Approved Shingle List; install new metal ridge roll to be painted either “Tinner’s Red” or “Gray”.
- Repair/replace wood fascia as needed to match existing.
- Repair/replace gutters as needed and per submitted specifications.

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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**

- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- 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.

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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> 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 and/or soffit vents.

Install New Half-Round Gutters

- Remove the existing, inappropriate, non-original, ogee gutter and corrugated down spouts and dispose of all debris according to Columbus City Code.
- 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.
- Install new, 5", half-round metal gutters and new round, metal down spouts of the appropriate dimension. Finish color to match the existing trim color.
- 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.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT**