

VICTORIAN VILLAGE COMMISSION AGENDA

Thursday June 12, 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 schedule 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, July 2, 2014 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, July 10, 2014.
- IV. APPROVAL OF MINUTES – Thursday, May 8, 2014.
- V. PUBLIC FORUM
- VI. SWEAR IN STAFF
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

VARIANCE RECOMMENDATIONS

1. 14-6-16

**40-42 West Third Avenue
SND Partners, LLC (Owner)**

An application and variance information has been submitted.

Variance Recommendation Request

- Rezoning - to rezone from I, Institutional to AR-0, Apartment Office District. The AR-0 district permits apartments and office use.
- CC3309.14(A): Height Districts - to permit a building height of 39 feet in an H-35 height district.
- CC3333.23(d): Minimum Side Yard Permitted - to reduce minimum side yard from 6.5 feet to 0.50 feet for the new apartment building along the east property line, along the east alley.
- CC3333.24: Rear Yard - to reduce rear yard area for the proposed apartment building from 25% of lot area to 0.80% of lot area.
- CC3333.26(a): Height District - to permit a building height of 39 feet in an H-35 height district
- CC3312.09: Aisle - to reduce the aisle width/maneuvering from 20 feet to 18 feet for garage spaces 1-6, inclusive, and for the surface parking area, to permit an 18 foot aisle for 90 degree parking spaces.
- CC3312.13: Driveway - to reduce the width of the driveway from the north alley to the surface parking lot from 20 feet to 18 feet.
- CC3312.25: Maneuvering - to reduce the maneuvering area for 90 degree garage and surface parking spaces from 20 feet to 18 feet.
- CC3312.49: Minimum Numbers of Parking Spaces Required - to reduce parking from 36 spaces required for use of the original structure {3,400 +/-sq. ft.) for office uses (12 spaces) and 16 apartments @ 1.5 space/DU (24 spaces) to 22 parking spaces.
- CC3312.29: Parking Space - to reduce the width of certain parking spaces from nine {9} feet to 8.0 feet, as depicted on the site plan.

NEW APPLICATIONS

2. 14-6-17

755 North High Street

Mike Bella (Applicant)

Short North Real Estate (Owner)

An application, material sample, and photo have been submitted.

- Apply PD45 window film to the storefront windows to reduce heat from sunlight.

3. 14-6-15a

230 West First Avenue

Don Davis (Owner)

Application #14-6-15 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, drawings, and photos have been submitted.

- Remove front porch metal supports.
- Install new wood porch posts and railing system per submitted drawings.
- Remove section of aluminum siding in gable end and install new vinyl fish-scale siding.

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

4. 14-6-18

605 Dennison Avenue

Shremshock Architects (Applicant)

Benjie Lewis (Owner)

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

- Demolish existing garage.
- Construct new 3-story wood framed duplex facing Goodale Street.
- The materials will be a mix of brick and steel shake or cementitious siding, as well as aluminum cladding and aluminum windows.
- The first floor will serve as a shared garage and entrance space.
- The second floor will have bedrooms, and the third floor will contain living space.

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

Commissioner Comments

- *The “fins” and column capitals are an issue, but the massing seems fine.*
- *Commissioners recommended that pavers and grass could be used to minimize the apparent amount of hardscape between the proposed duplex and the existing residence.*
- *After some discussion, commissioner indicated that the drive gate would be approvable and would provide the location with some protection from drivers thinking the lot was a part of the alley.*
- *The distance between the house and the duplex should be field verified and included in subsequent reviews. Some commissioners indicated concerns with the distance between the existing residence and the proposed duplex.*
- *Rehabilitation of the main house should be also be considered as part of a holistic approach to the property.*

NO ACTION TAKEN

CONCEPTUAL REVIEW APPLICATIONS

5. 14-6-19

889 Dennison Avenue

Mark & Christina Demetry (Owners)

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

Conceptual Review

- Construct extension to existing rear addition.
- Extension to be pulled back from the rear corner of the house by approximately 10”.
- All details for extension to match existing addition.

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

6. 14-6-20

960 Hunter Avenue

Juliet Bullock Architects (Applicant) Chad Seiber (Owner)

An application, siteplan, drawings, preliminary zoning information, and photos have been submitted.

Conceptual Review

- Construction of new 3-car carriage house with living unit.
- Discuss possible zoning requirements for project.

7. 14-6-21

130-132 Starr Avenue

Sullivan Bruck Architects, Inc. (Applicant) Snyder Barker Investments, LLC (Owner)

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

Conceptual Review

- Construction of ten (10) new townhomes in three (3) buildings.
- Proposed modifications to previously discussed design concept.

8. 14-6-22

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 May 8, 2014 Victorian Village Commission Meeting Minutes:

Commissioner Comments

- *Commissioner Hissem – The project is heading in the right direction. The northern portion of the design is still too tall.*
- *Commissioner Conte – The design is significantly improved, but a story needs to be removed from the northern building.*
- *Commissioner Decker – The hospital comparison is the far upper limit, and the height of the hospital is not the top of the mechanical units on the roof. A story should be removed from the building located at the northern portion of the site.*
- *Commissioner Harding – The addition of alley views when presenting elevations would be helpful and should be a part of any future submission. The massing studies are helpful. The current design has a significant amount of height change throughout the site.*
- *Commissioner Berthold – A section-through should be supplied to show the ground plains of the site. The tall building one (1) story too high and should be lowered.*

NO ACTION TAKEN

STAFF RECOMMENDED APPLICATIONS

(The following applicants do not need to attend.)

9. 14-6-23

13 West First Avenue

Bigam Services (Applicant) EGBG Rent, LLC (Owner)

An application, drawing, and photos have been submitted.

Staff Recommended Application

- Install 18" x 24" double-sided non-illuminated hanging sign on decorative metal bracket per submitted drawing.
- All holes to be drilled into the mortar joints only.

10. 14-6-24

731-735 Dennison Avenue

Scott Norris (Owner)

An application, material samples, and photos have been submitted.

Staff Recommended Application

- Remove existing asphalt shingle roofing.
- Install new CertainTeed "Highland Slate" asphalt shingle roof; color to be either "Smokey Quartz" or "New England Slate".
- Install new metal ridge roll, valleys, and flashing; color to be "Tinner's Red".

11. 14-6-25

700 North Park Street (Victorian Gate Condominium)

Urban Order Architecture (Applicant) Nadine & Dick Ross (Owners)

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

Staff Recommended Application

- Construct new front porch at existing residential unit per submitted drawings.
- Design and details to match existing porches at Victorian Gate.

12. 14-6-26

1135 North High Street Units 703 & 705 (The Jackson)

Jackson On High, LLC (Owner)

An application, drawings, and photos have been submitted.

Staff Recommended Application

- Infill the existing opening on each balcony for Unit 703 and Unit 705.
- New curtain wall glazing to match the existing wall glazing material and design.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **14-6-1**

340-342 Wilber Avenue

Dean Adamantidis (Applicant) Peter Constantinides (Owner)

Approve Application #14-6-1, 340-342 Wilber Avenue, as submitted with any/all clarifications noted:

- Remove asphalt shingle roof.
- Install new asphalt shingle roof in approved type and color from Approved Shingle List.
- Install metal ridge roll, valleys, and flashing; to be painted "Gray".

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.

- **14-6-2**

845 Neil Avenue

Windsor Construction Services (Applicant) Pauline Hesske (Owner)

Approve Application #14-6-2, 845 Neil Avenue, as submitted with any/all clarifications noted:

- Remove asphalt shingle roof.
- Install new GAF 3Tab asphalt shingle roof; color to be “Nickel Gray”.
- Install metal ridge roll, valleys, and flashing; to be painted “Gray”.

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 GAF 3Tab asphalt shingle roof; color to be “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.

- **14-6-3**

296 West Fourth Avenue

Ed Burchwell (Applicant) Fourth Avenue Christian Church (Owner)

Approve Application #14-6-3, 296 West Fourth Avenue, as submitted with any/all clarifications noted:

- Remove existing rubber membrane roof.
- Install new rubber membrane roof to match existing.

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.

- **14-6-4**

168 Buttles Avenue

Feazel Roofing (Applicant) James Miller (Owner)

Approve Application #14-6-4, 168 Buttles Avenue, as submitted with any/all clarifications noted:

- Remove asphalt shingle roof.
- Install new Owens Corning 3Tab asphalt shingle roof per submitted specifications; 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.

- **14-6-5**

- **916-918 Harrison Avenue**

- **Biali LTD. (Owner)**

- Approve Application #14-6-5, 916-918 Harrison Avenue, as submitted with any/all clarifications noted:

- Repair front concrete steps as needed to match existing.

- **14-6-6**

- **1101, 1103, 1105, & 1107 Highland Street**

- **Liz Plotnick-Snay (Applicant)**

- Approve Application #14-6-6, 1101, 1103, 1105, & 1107 Highland Street, as submitted with any/all clarifications noted:

- Install handrail on front steps of each condominium unit (4 total).
- Handrails to be constructed on wood per submitted details.
- Paint residences as needed to match existing.

- Exterior Painting

- Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. 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**

- **14-6-7**

- **1107 Highland Street**

- **Gregory Davidson (Owner)**

- Approve Application #14-6-7, 1107 Highland Street, as submitted with any/all clarifications noted:

- Install new doors at front entrance, rear entrance, and garage entrance per submitted specifications to match existing.

- Install New Door

- Install new, solid core door in existing door jamb
- New door to be metal to match existing and per submitted specifications. 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. Exterior and hinged sides of fiberglass and metal doors to be painted. Interior and keyed sides of fiberglass and metal doors to be either painted or stained.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

- **14-6-8**

- **358 West First Avenue**

- **Kimberly Rhoads (Owner)**

- Approve Application #14-6-8, 358 West First Avenue, as submitted with any/all clarifications noted:

- Remove deteriorated non-historic kitchen/rear door from house constructed in 1994.
- Install new sliding glass doors per submitted specifications.

- **14-6-9**

1189 Dennison Avenue

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

Approve Application #14-6-9, 1189 Dennison Avenue, as submitted with any/all clarifications noted:

- Install three (3) new rooftop HVAC condenser units and one (1) transformer on existing roof of Thompson Recreation Center per submitted drawings.

- **14-6-10**

745 North High Street

David Forman (Applicant) **Short North Real Estate (Owner)**

Approve Application #14-6-10, 745 North High Street, as submitted with any/all clarifications noted:

- Replace existing garage door with new flat-panel door per submitted cutsheet and specifications.

- **14-6-11**

29 Buttles Avenue (Victorian Gate Condominium)

Craig Padleckas (Owner)

Approve Application #14-6-11, 29 Buttles Avenue, as submitted with any/all clarifications noted:

- Install new full-view storm door as per submitted cutsheet.
- Door to be Andersen model #HD3500. Color to be “Sandstone”, with brushed metal hardware.
- Remove existing aluminum windows from four (4) window openings (*6 units total*).
- Install new composite windows in existing openings to match existing profiles and color per submitted specifications.

- **14-6-12**

335 West Third Avenue

Rescue Roofing & Siding, LLC (Applicant) **Mir-Sal Group (Owner)**

Approve Application #14-6-12, 335 West Third Avenue, as submitted with any/all clarifications noted:

- Remove existing rubber membrane roofing and install new EPDM rubber membrane roofing per submitted specifications.
- Existing tile parapet cap to be reinstalled upon completion.

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.

- **14-6-13**

959 Highland Street

Adam Cash (Owner)

Approve Application #14-6-13, 959 Highland Street, as submitted with any/all clarifications noted:

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

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.

• **14-6-14**

146 Price Ave.

Able Roofing, LLC (Applicant) Jayme Williamson (Owner)

Approve Application #14-6-14, 146 Price Avenue, as submitted with any/all clarifications noted:

- Remove asphalt shingle roof.
- Install new Tamko 3Tab asphalt shingle roof per submitted specifications; color to be "Antique Slate".

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 Tamko 3Tab asphalt shingle roof; color to be "Antique Slate".
- 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.

• **14-6-15b**

230 West First Avenue

Don Davis (Owner)

Application #14-6-15 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 #14-6-15b, 230 West First Avenue, as submitted with any/all clarifications noted:

- Paint residence: Windows to be painted "Black". Porch beam, porch floor, porch ceiling, and gutters to be painted Valspar "High Speed Steel" (4005-2B). Window trim, corner trim, downspouts, soffits, and fascia to be painted Valspar "Vessel Gray" (4005-2A). Front door to be painted Sherwin Williams "Real Red" (SW6868).

Exterior Painting

- Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.

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

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT