

VICTORIAN VILLAGE COMMISSION AGENDA

Thursday May 8, 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, June 5, 2014 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, June 12, 2014.
- IV. APPROVAL OF MINUTES – Thursday, April 10, 2014.
- V. PUBLIC FORUM
- VI. SWEAR IN STAFF
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 14-4-20

661 Dennison Avenue

Nicole & Rhett Ricart (Owners)

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

- Install landscape plantings, water feature, fireplace, and new walkways.

The following is taken from the unapproved Victorian Village Commission April 10, 2014 meeting minutes:

Continue application #14-4-20b, 661 Dennison Avenue, to allow the applicant time to submit additional information:

MOTION: Decker/Hissem (5-0-0) CONTINUED.

Commissioner Comments

- *Commissioners indicated concerns with the amount of landscaping elements and proposed work in the yard. The previously approved wraparound porch creates a large amount of exterior space.*
- *In proposing work in the side yard, obscuring the yard and large items such as a fireplace/chimney could be problematic. Additional privacy should be achievable, but the goal should not be to totally obscure the house.*
- *Detailed elevations showing plantings and hardscape elements, measured siteplans, and specific information regarding the proposed fireplace and water feature are required for review at a future Victorian Village Commission meeting.*

CONCEPTUAL REVIEW APPLICATIONS

2. 14-5-17

82 Price Avenue

Shremshock Architects (Applicant)

Burwell Investments, LLC (Owner)

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

Conceptual Review

- 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).

The following is taken from the April 10, 2014 Victorian Village Commission Meeting Minutes:

Commissioner Comments

- *The Commission indicated that the overall massing is too large and that an exterior stairway and balcony are not appropriate.*
- *The overall depth of the building is too much. One vehicle length would be better and the Commission would possibly support an enlarged/deep apron for additional parking.*
- *The current roof design and dormers should be re-evaluated. The existing Italianate home should be referenced in the carriage house design.*

NO ACTION TAKEN

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

3. 14-5-18

605 Dennison Avenue

Shremshock Architects (Applicant)

Benjie Lewis (Owner)

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

Conceptual Review

- Demolish existing garage.
- Construct new 3-story wood framed duplex facing Goodale Street.
- 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.

4. 14-5-19

40-42 West Third Avenue

Berardi + Partners (Applicant)

SND Partners, LLC (Owner)

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

Conceptual Review

- 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 2nd floor, and 6 townhouses on the 3rd floor with portions of the 4th floor.
- The proposed 4th 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 April 10, 2014 Victorian Village Commission Meeting Minutes:

Commissioner Comments

- *Commissioner Decker – The Commission uses City Code 3116:12 Standards for New Construction to evaluate new buildings, particularly how new buildings relate to surrounding contributing properties. Significant progress has been made with the design. Still is not sure that a building of that size could fit on the site, but the new orientation is good.*

- *Commissioner Conte – The new orientation of the project on the site is very good. New construction should look new, but also needs to be able to fit within the existing context. Suggested that vertical orientation of the windows could be helpful with the project “fitting in”. Asked about the Third Avenue entrance and if a step or stoop might be possible.*
- *Commissioner Borchers – Great progress has been made on the design. The recessed area of the fourth floor doesn’t seem to be working to reduce the apparent height on Third Avenue. Brick or block would be better materials more in keeping with the surrounding area and should be considered.*
- *Commissioner Hissem – The project has come a long way and is greatly improved. Agrees with the comments of other Commissioners.*
- *Commissioner Harding – The new design of the structure is good, and the scale and massing address the existing urban condition of the site. The use of masonry, brick or block, would be better than the currently proposed siding. Believes that the new design mitigates the conditions between single-family houses and the commercial properties. The inclusion of a streetscape rendering in future reviews would be very helpful.*

NO ACTION TAKEN

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

5. 14-5-20

991 Dennison Avenue

Berardi + Partners (Applicant)

SND Partners, LLC (Owner)

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

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.

The following is taken from the March 13, 2014 Victorian Village Commission Meeting Minutes:

Commissioner Comments

- *Commissioner Hissem – The current design scope does not fit within the area’s context. The current context south of the intersection of Dennison and Starr avenues consists of single-family residences. The construction of townhouses on the site would be a great direction. In looking at the long term health of the neighborhood and developing an appropriate solution everyone needs to consider what is the sustainable part of the project and what is it going bring to the neighborhood.*
- *Commissioner Borchers – Supports redevelopment of the parking lot. Historically, the lot was a group of houses and lawns. The project needs to incorporate green space and interaction with the street/pedestrians. The overall massing of the proposal is too much and too institutional. This site is not located on High Street.*
- *Commissioner Decker – Starr Avenue steps down and transitions into the typical scale of the neighborhood. The existing parking lot is more than one site. A larger building might fit at the corner of Starr and Dennison avenues, but the rest of the site would need to be much smaller in scale.*
- *Commissioner Harding – Agrees with the other Commissioner comments. Alleys within the district and how the neighborhood has adapted to living on alleys over time are important, and this proposal, as submitted, would not fit. Different conditions surround the proposed site, but this location is very different than the Aston Place setting. All sides of the site are important. Encourages the redevelopment of surface parking lots, but the scale is too large.*
- *Commissioner Conte – The parcel is made up of three separate sites: the section facing Starr Avenue where the alley used to be, the section in the middle, and then the area between Second and Starr avenues. These three sections could be used to transition from a larger, more institutional type of structure down to small residential*

structures. There probably will never be only single-family homes on the site again, and that's okay, but, when multi-family is done within the neighborhood, it has traditionally been accomplished with much smaller structures. Good examples are the Northern on First Avenue, or the new multi-family in Italian Village near the post office. Some commercial use towards Starr and Dennison might be okay. Finding a way to break the site up visually is recommended. Three sides of the site interact with the street and the designs will need to incorporate doors, windows, porches, and stoops to create a presence on the street and pedestrian interaction/scale. The density, parking, and any proposed variances will require significant discussion.

NO ACTION TAKEN

6. 14-5-21

770-786 North Park Street

Schooley Caldwell Associates (Applicant)

Wood Companies (Owner)

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

Conceptual Review

- Construct new development on approximately 1 acre site.
- New development to include 100-110 apartments, 10,000-sqft of office space, and approximately 155 parking spaces.
- The design features 'brownstone' style townhomes fronting Hubbard Avenue and Park Street, a courtyard, and an apartment building relating to the High Street corridor.
- One level of parking will be entirely below grade and cover nearly the entire site. The second level of parking will be approximate 5' above grade and behind the 'brownstones'.
- A story has been removed from the south half of the Wall Street building and the penthouse "bump" has been eliminated. The floor to roof height on the north end of the Wall Street building has been reduced to lower the mass of the building approximately 4.5-ft, and the center portions have been reduced by approximately 11-ft.
- The applicant requests that the Commission grant Conditional Approval for the project.

The following is taken from the February 13, 2014 Victorian Village Commission Meeting Minutes:

Commissioner Comments

- *Commissioner Hissem – Really thinks the project is good and that it will do a lot for the other side of the street versus a surface parking lot. The tower building is still too tall. 4 stories on the row house buildings is okay, but maybe should have a story removed. The new streetscape will be improved the corner of Park Street and Hubbard Avenue.*
- *Commissioner Borchers – Thinks that the overall the project is great, but the tower is approximately 1 ½ stories too tall. Requested the information on the existing parking agreements for the surface lot that would be displaced.*
- *Commissioner Conte – The tower is 2 stories too tall. Perhaps 1 story could be removed from one part of the tower, and 2 stories could be removed from another part of the tower.*
- *Commissioner Decker – The project is not on High Street, and its height is currently too much. As currently designed it would block the sun from the other side of the street. The heights of the buildings need to be lowered. The currently massing increases the apparent mass. It seems as though the project has a ways to go.*
- *Commissioner Harding – Appreciates that the applicant has modeled the streetscape on Park Street. The height of Victorian Gate does not automatically mean that 4 stories and higher is appropriate at this location. The pocket park entrance concept is good. The current proposed tower height is too tall and needs to be reduced*

NO ACTION TAKEN

STAFF RECOMMENDED APPLICATIONS

(The following applicants do not need to attend.)

7. 14-5-22

873-881 North High Street

Meccs Store, LLC (Owner)

An application, cutsheets, and photos have been submitted.

Staff Recommended Application

- Remove existing deteriorated lighting fixtures.
- Install new light fixtures on High Street and First Avenue elevations per submitted cutsheets.

8. 14-5-23

374 Wilber Avenue

David & Maureen Latanick (Owners)

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

Staff Recommended Application

- Install new 48" iron fence along west side of property only.
- Fence would commence at terminus of existing wood privacy fence and then proceed south along property line to the end of the house (approximately 53-ft).
- Fence to be Fortin Ironworks model F20S with 9-RS finials.

9. 14-5-24

840 Dennison Avenue

Urban Order Architecture (Applicant)

Sara & Kevin Ballard (Owners)

An application, drawings, and photos have been submitted.

Staff Recommended Application

- Remove stucco enclosure and concrete deck of existing porch.
- Install new masonry piers, wood deck, columns and railings per submitted drawing.
- The existing porch roof, soffits, and trim to remain.
- New porch ceiling to be tongue & groove beadboard.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• 14-5-1

232 Buttles Avenue

Christopher J. Perry (Owner)

Approve Application #14-5-1, 232 Buttles Avenue, as submitted with any/all clarifications noted:

- Repair/replace deteriorated wood trim as needed to match existing; repaint to match existing.
- Replace missing section of siding on rear to match existing.
- Repair broken glass on two (2) second floor windows.
- Repair/replace deteriorated siding, trim, soffit, and fascia on garage as needed to match existing; paint to match existing.

Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.

Repair/Replace Wood Siding

- Repair/replace all wood siding and trim as needed to match existing, in-kind, like-for-like.
- Prepare all wood siding and trim surfaces 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 manufacturer's specifications.

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

- 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.**
- **14-5-2**

18-24 Buttles Avenue

Peter Avradopoulos (Applicant)

Buttles Gateway, LLC (Owner)

Approve Application #14-5-2, 18-24 Buttles Avenue, as submitted with any/all clarifications noted:

- Replace the fabric of two (2) existing front awnings with new fabric to match existing.
- Repaint two (2) front doors 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.**

- **14-5-3**

34-60 Buttles Avenue

Goodale Park Condominium Association (Owner)

Approve Application #14-5-3, 34-60 Buttles Avenue, as submitted with any/all clarifications noted:

- Repair/replace deteriorated porch floors on unit 34 and unit 60 to match existing.

- Repair wood railings as needed to match existing.
- Repaint all porches and railings to match existing.
- Repaint all windows on Buttles Avenue and Park Street elevations as needed to match existing.

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; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- 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.

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.**

• 14-5-4

610 Neil Avenue

Ethiopian Orthodox Tewahedo Church Debre Medhanit Medhane Alem Cathedral (Owner)

Approve Application #14-5-4, 610 Neil Avenue, as submitted with any/all clarifications noted:

- Repair/replace deteriorated/damaged wood trim/window trim as needed to match existing; finished work to be painted/stained to match existing.
- Repaint front entry doors to match existing.
- Repair boarded window as needed to match existing.

Exterior Window Casings Repair

- Repair and or replace all damaged, deteriorated, and missing wood window casings/trim on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

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.**
- **14-5-5**
990 Neil Avenue
Greg Ghirardi (Owner)
Approve Application #14-5-5, 990 Neil Avenue, as submitted with any/all clarifications noted:
 - Paint second floor on front elevation of house.
 - Color to be Sherwin Williams "Sawdust" (SW6158).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.
 - **14-5-6**
1144 Harrison Avenue
APCO Industries (Applicant) Michelle Reinhart (Owner)
Approve Application #14-5-6, 1144 Harrison Avenue, as submitted with any/all clarifications noted:
 - Remove two (2) existing deteriorated mulled-window units (4 windows total) on rear addition.
 - Install two (2) new Marvin all-wood interior/exterior mulled-window units (4 windows total) to match existing and per submitted specifications.Replace Deteriorated Windows
 - Replace all deteriorated windows on the rear addition as per City Staff determination.
 - Install new, 1-OVER-1, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Window brochure or cutsheet to be submitted to the H. P. O. staff for final review and approval prior to installation.
 - 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.
 - **14-5-7**
796 Neil Avenue
Superior Home Maintenance Co. (Applicant) David Hagelin (Owner)
Approve Application #14-5-7, 796 Neil Avenue, as submitted with any/all clarifications noted:

- Remove asphalt shingle roof from garage.
- Install new 3tab asphalt shingle roof on garage from Approved Shingle List; color to be “Nickel Gray”.
- Install metal ridge roll.

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"/> 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.

• **14-5-8**

154 Buttles Avenue

Bharati Jayanthi (Owner)

Approve Application #14-5-8, 154 Buttles Avenue, as submitted with any/all clarifications noted:

- Remove scaling on front porch concrete railing and cap.
- Repair concrete cap and block as needed to match existing.
- Fill cracks associated with the steps and floor.
- Tuckpoint porch as needed.
- Powerwash and seal concrete with commercial sealer per submitted specifications.

Power Wash Spec

- Clean all unpainted masonry in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip. Should chemical cleaning be proposed by the owner or contractor or be determined to be necessary by Historic Preservation Office staff for paint removal of Previously Painted Masonry: the following procedure is required: Using the most diluted solution possible, perform a patch test by chemically cleaning a two foot by two foot (2' x2') section in the least visible location possible. Following the application of the approved cleaning solution, the entire area which has been treated is to be rinsed with water in accordance with the manufacturer’s recommendations. If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- “The Cleaning and Waterproof Coating of Masonry Buildings”).

Spot Tuck Point

- Check all mortar joints on 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 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>).

- **14-5-9**

1203 North High Street

Aden Kifle (Applicant)

Windsong Investments, LLC (Owner)

Approve Application #14-5-9, 1203 North High Street, as submitted with any/all clarifications noted:

- Remove existing non-historic tinted storefront window glass.
- Install new clear tempered glass in the existing storefront window system.

- **14-5-10**

1201-1203 Hunter Avenue

Choice Contractors & Log Home Inc. (Applicant)

Joan Salido (Owner)

Approve Application #14-5-10, 1201-1203 Hunter Avenue, as submitted with any/all clarifications noted:

- Tear off existing deteriorated steel stairway on rear elevation.
- Install new wood stairway and landing per submitted drawing and specifications.

- **14-5-11**

740 Neil Avenue

John R. Heuser (Owner)

Approve Application #14-5-11, 740 Neil Avenue, as submitted with any/all clarifications noted:

- Repair/replace deteriorated wood as needed to match existing in kind.
- Prime and paint exterior of second floor sun porch, wood windows, porch spindles, vertical slats on rear porch, and rear door; color to be Sherwin Williams "Kind Green" (SW6457).
- Prime and paint window/door trim, soffits, gutters, dormer trim, porch columns and railing; color to be Sherwin Williams "Jadite Green" (SW6459).
- Prime and paint front dormer gingerbread; color to be Valspar "Lyndhurst Estate Cream" (3004-8C).
- Repair/replace deteriorated wood on garage as needed to match existing in kind.\
- Prime and paint garage door and window; color to be Sherwin Williams "Kind Green" (SW6457).
- Prime and paint garage window/door trim, soffit, garage door and gutters; color to be Sherwin Williams "Jadite Green" (SW6459).
- Prime and paint garage siding; color to be Valspar "Lyndhurst Estate Cream" (3004-8C).

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.

- **14-5-12**

856 Neil Avenue

Brian Testerman (Owner)

Approve Application #14-5-12, 856 Neil Avenue, as submitted with any/all clarifications noted:

- Install new all-wood interior/exterior double-hung windows per submitted specifications.
- New windows to be Marvin ultimate double-hung primed size exactly to fit existing openings.
- Prime and paint porch columns and dormer details; color to be Devoe Paints “Smokey Taupe” (2W17-3).
- Prime and paint porch dormer soffit; color to be Devoe Paints “Grisaille” (2C23-5).

Replace Deteriorated/Altered/Non-Original Windows

- Replace all plexi-glass located in window openings on the all elevations per City Staff determination.
- Install new, 1-OVER-1, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Per submitted specifications.
- 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.

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.

- **14-5-13**

712 Park Street (Victorian Gate Condominium)

Lisa & David Hiser (Owners)

Approve Application #14-5-13, 712 Park Street, 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.

- **14-5-14**

231 Collins Avenue

Ken Wightman (Owner)

Approve Application #14-5-14, 231 Collins Avenue, as submitted with any/all clarifications noted:

- Paint gutters/downspouts, fascia, casings, column edges, and railings; color to be Sherwin Williams “Software” (SW7074).
- Paint soffit, ceiling, inside edge of trim and casings, columns, and spindles; color to be Sherwin Williams “Gray Screen” (SW7071).
- Paint storm doors, storm windows, and highlight/accents; color to be Sherwin Williams “Black of Night” (SW6993).

- Paint windows, and highlight/accents; color to be Sherwin Williams “Extra White” (SW7006).

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.

- **14-5-15**

229 Collins Avenue

Kyle & Elaine Nowak (Owners)

Approve Application #14-5-15, 229 Collins Avenue, as submitted with any/all clarifications noted:

- Paint gutters/downspouts, fascia, casings, column edges, and railings; color to be Sherwin Williams “Software” (SW7074).
- Paint soffit, ceiling, inside edge of trim and casings, columns, and spindles; color to be Sherwin Williams “Gray Screen” (SW7071).
- Paint storm doors, storm windows, and highlight/accents; color to be Sherwin Williams “Black of Night” (SW6993).
- Paint windows, and highlight/accents; color to be Sherwin Williams “Extra White” (SW7006).

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.

- **14-5-16**

940 Neil Avenue

Leonora Fix (Owner)

Approve Application #14-5-16, 940 Neil Avenue, as submitted with any/all clarifications noted:

- Install 8’x6’ garden shed in rear yard per submitted cutsheet and specifications.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT