

# VICTORIAN VILLAGE COMMISSION MEETING MINUTES

Thursday May 8, 2014

6:15 p.m.

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

**Commissioners Present:** Alfred Berthold, Aaron Borchers, Marc Conte, Jack Decker, Fritz Harding (6:25pm), Jeffery Hissem.

**HPO Staff Present:** James Goodman.

- I. CALL TO ORDER – 6:17pm.
- 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. MOTION: Decker/Borchers (5-0-0) APPROVED.
- V. PUBLIC FORUM
- VI. SWEAR IN STAFF
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

## CONTINUED APPLICATIONS

### 1. 14-4-20b

**661 Dennison Avenue**

**Nicole & Rhett Ricart (Owners)**

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

- Install landscape plantings and new walkways.

MOTION: Decker/Hissem (6-0-0) CONTINUED.

#### Commissioner Comments

- The Commission indicated that the hardscape locations are appropriate.
- Commissioners recommend that adding a connection between the two bluestone strips on the driveway, creating a square or “picture frame”.
- The landscape screening elements should range between 4’-6’ in mature height. The taller of the trees “going north/south” could be a good spot for the taller trees. The applicant should also consider some landscape screening between the terrace area and the driveway.
- The Commission also indicated that the proposed door design will be appropriate.
- Detailed elevations showing plantings and hardscape elements, measured siteplans, and final material selections should be submitted 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)**

#### 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).

NO ACTION TAKEN

Commissioner Comments

- The design is improved. The placement of the light fixtures needs adjustment; a fixture should be located over each of the garage door bays.
- The roof form is a little too high, the gables may need adjustment.
- Some of the window placements on the rear elevation make it seem as though the building has been designed from the inside out.
- The south elevation needs additional study and more detailing.

**3. 14-5-18**

**605 Dennison Avenue**

**Shremshock Architects (Applicant)**

**Benjie Lewis (Owner)**

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.

NO ACTION TAKEN

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.

**4. 14-5-19**

**40-42 West Third Avenue**

**Berardi + Partners (Applicant)**

**SND Partners, LLC (Owner)**

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 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’.

NO ACTION TAKEN

Following the presentation by the applicant, Chair Conte called all those wishing to speak in order of speaker slips received.

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Katherine Reidel 50 W. Third Ave.	Continues to have concerns with the project. The proposed density of the project would negatively affect parking and safety. Is concerned with possible damage to her property's rear/side yard fencing.

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.

**5. 14-5-20**

**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.

NO ACTION TAKEN

Following the presentation by the applicant, Chair Conte called all those wishing to speak in order of speaker slips received.

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Jaclyn Meade 1012 Hunter Ave.	(Presented comments representing the neighboring property owners). The project scope has been improved; however height, density, and the single parking entrance remain neighborhood concerns.

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.

**6. 14-5-21**

**770-786 North Park Street**

**Schooley Caldwell Associates (Applicant)**

**Wood Companies (Owner)**

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.

NO ACTION TAKEN

*Following the presentation by the applicant, Chair Conte called all those wishing to speak in order of speaker slips received.*

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Rob Vogt 775 Park St.	Developments of this scale are difficult to fit in appropriately within historic neighborhoods, but this comes as close as one could expect on a lot of this size. The design is a vast improvement over the previous submission. The traffic patterns that will be created by the development and how it will affect the area should be studied. The townhouses should be reduced to 3 stories in height.
Paul Walter 93 W. Hubbard Ave.	The project is of a high quality, but the historic fabric of the neighborhood is what’s important. Projects need to fit within these contexts. The traffic the project will create, the massing, and the density remain concerns.

Commissioner Comments

- Commissioner Harding – The townhomes would be better in scale with the neighboring historic properties if they were three stories tall. The Lundy transition on the south elevation do not relate to each other.
- Commissioner Decker – The proposal is very close to an appropriate solution. The central portion, or tower, could use some additional detail break up the massing.
- Commissioner Berthold – Agrees with other Commissioner comments. The presentation, with it's before/after drawings was very helpful. Believes that the project is appropriate.
- Commissioner Conte – It would be helpful if a small amount of volume could still be removed from the tower section. Everything else in the design is moving in the right direction.
- Commissioner Borchers – Agrees with the other Commissioner comments.
- Commissioner Hissem – Agrees with the other Commissioner comments. Believes that the project will ultimately be a major improvement for Park Street and the neighborhood.

*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 #14-5-21, 770-786 North Park Street:  
MOTION: Decker/Berthold (6-0-0) CONCEPT APPROVED.

## **STAFF RECOMMENDED APPLICATIONS**

### **7. 14-5-22**

#### **873-881 North High Street**

#### **Meccs Store, LLC (Owner)**

Approve application #14-5-22, 873-881 North High Street, as submitted with the following clarifications:

#### Staff Recommended Application

- Remove existing deteriorated lighting fixtures.
- Install new light fixtures on High Street and First Avenue elevations per submitted cutsheets.
- The top of the fixtures are to be installed at the same height as the existing fixtures.

MOTION: Decker/Berthold (5-0-0) APPROVED.

### **8. 14-5-23**

#### **374 Wilber Avenue**

#### **David & Maureen Latanick (Owners)**

Approve application #14-5-23, 374 Wilber Avenue, as 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.

MOTION: Decker/Berthold (5-0-0) APPROVED.

### **9. 14-5-24**

#### **840 Dennison Avenue**

#### **Urban Order Architecture (Applicant)**

#### **Sara & Kevin Ballard (Owners)**

Approve application #14-5-24, 840 Dennison Avenue, as 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.

MOTION: Decker/Berthold (5-0-0) APPROVED.

## STAFF APPROVED APPLICATIONS

- **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:

Manufacturer:

Style:

Color:

[ ] Certain Teed

(standard 3-tab)

[ ] Nickel Gray

[ ] GAF

Royal Sovereign (standard 3-tab)

[ ] Nickel Gray

[ ] Owens Corning

(standard 3-tab)

[ ] Estate Gray

[ ] Tamko

(standard 3-tab)

[ ] 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.

The Victorian Village Commission hereby accepts all Staff Approved items into the formal record. Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.

MOTION: Decker/Berthold (5-0-0) APPROVED.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT – Decker/Berthold (6-0-0) ADJOURNED. 8:25 pm.**