

VICTORIAN VILLAGE COMMISSION AGENDA

Thursday October 9, 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, November 6, 2014 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, November 13, 2014.
- IV. APPROVAL OF MINUTES – Thursday, September 11, 2014.
- V. PUBLIC FORUM
- VI. SWEAR IN STAFF
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 14-9-18b

72 West Second Avenue

Segna Associates, Inc. (Applicant)

Mark Alderman (Owner)

An application and revised drawings have been submitted.

- Demolish existing 20' x 20' concrete block garage.
- Construct new 28'-4" x 34' coach house residence per submitted drawings.

The following is taken from the September 2014 Victorian Village Commission Meeting Minutes:

Continue Application #14-9-18b, 72 West Second Avenue, to allow the applicant time to submit revised information:

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

Commissioner Comments

- *The design of the carriage house should be adjusted to have three (3) separate garage doors. The existing alley is 28-ft wide and provides enough space for maneuvering vehicles.*
- *A revised design should be developed and presented prior to any variance recommendation request as the variances may need to be adjusted to align with design changes.*

VARIANCE RECOMMENDATION

2. 14-10-18

607 Dennison Avenue

Smith & Hale, LLC (Applicant)

605 Dennison, LLC (Owner)

An application and variance information has been submitted.

Variance Recommendation Request

- Required variances for construction of previously approved carriage house (COA#14-6-18).
- CC3333.039 - to allow a second residential structure on the parcel.
- CC3312.49 - to reduce the number of required parking spaces for the existing 4 family dwelling from 6 to 0.
- CC3332.22(a)(2) - to reduce the building line along Goodale Avenue from 5.18' to 0.
- CC3332.18(D) - to increase the permitted lot coverage from 50% to 55% (an increase of 5%).
- CC3321.05(B)(1) - to reduce the vision clearance triangle from 10' to 0'.

- CC3332.25(B) - to reduce the maximum sideyard from 7.4' to 0'.
- CC3332.26(C)(1) - to reduce the minimum sideyard from 3' to 0'.
- CC3332.27 - to reduce the required rearyard area for the existing building from 25% to 19% and to reduce the required rearyard area for the new building from 25% to 0%.
- CC3312.09 - to reduce the maneuvering area to the east of the new building from 20' to 18' (a reduction of 2').
- CC3312.13(A) - to reduce the driveway minimum width from 10' to 9' (a reduction of 1').
- CC3332.19 - to reduce the driveway minimum width from 10' to 9' (a reduction of 1').
- CC3332.15 - to reduce the minimum lot area from 9,000 sq. ft. to 5,552 sq. ft. (a reduction of 3,448 sq. ft.).

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

NEW APPLICATIONS

3. 14-10-17a

970 Neil Avenue

Juliet Bullock Architects (Applicant) Joe Benedict (Owner)

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

Application #14-10-17 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).

- Install new 42"-tall wrought iron fence and gate.
- Re-build retaining wall.
- Remove deteriorated wood shake in front gable and install new Maxitile multi-shake fiber cement edge siding or half-round siding per submitted cutsheet.

4. 14-10-19

1217 Neil Avenue

Juliet Bullock Architects (Applicant) Matthew Jurkowitz & David Cummings (Owners)

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

- Infill rear porch.
- Install new french door and transom on rear elevation.
- Install new steps to grade.

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

5. 14-10-20

325 West Third Avenue

Juliet Bullock Architects (Applicant) New Victorians (Owner)

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

- Construct new two-story single-family home on vacant lot.

6. 14-10-21

913 Neil Avenue

WSA Studio (Applicant) Will Allen (Owner)

An application, siteplan, revised drawings, and material information has been submitted.

- Construct two-story 600-sqft rear addition.
- Construct 280-sqft raised platform/railing-less deck.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:45 P.M.

7. 14-10-22

770-786 North Park Street

Schooley Caldwell Associates (Applicant)

Wood Companies (Owner)

An application, siteplan, revised drawings, and material information has been submitted.

- 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’.

CONCEPTUAL REVIEW APPLICATIONS

8. 14-10-23

1055 North High Street

Jonathan Barnes Architecture & Design (Applicant)

Ibel Properties, Inc. (Owner)

Conceptual Review

- Demolition of a non-contributing 1-story office building.
- Construction an approximately 35,000-sqft mixed-use apartment development.
- The development will consist of 32 apartments on floors 2-6, a residential lobby, retail space, and a parking garage on the ground level.
- The project will be 4 stories tall on the residential side and 6 stories tall on the High Street side.

The following is taken from the August 2014 Victorian Village Commission Meeting Minutes:

Commissioner Comments

- *Commissioner Decker – The concept for the project is very interesting. The surrounding contributing properties in this section of High Street is lower than average; however, height could be an issue. New/contemporary architecture should incorporate some design elements that reflect the existing neighborhood fabric. Is uncomfortable with the massing. Exterior design elements should be used to relate to the site surroundings.*
- *Commissioner Conte – While the former Beyers Building is contributing, it is atypical of the corridor; no matter what would be built next door the new building would be a significant contrast, and it’s okay to be a height contrast too. The applicant should consider “micro retail” for the commercial space. The elimination of one of the curb-cuts would allow the building to wrap more around to the side street. In regard to the materials, new should look new but still needs to fit within the neighborhood. The smart car concept is a very interesting idea; bicycle accommodations should also be included.*
- *Commissioner Kotheimer – Is concerned that there might not be enough demand for such small units. Recommended that a warm color scheme and a cool color scheme be developed. The current design proposes to use 100% of the site and will be very close to the neighboring buildings, the applicant is encouraged to lower the design of the garage edge to soften the visual transition.*
- *Commissioner Borchers – Believes that there would be interested tenants if the project is constructed. The concept of the micro-apartments is very interesting. An elevation should be developed showing the High Street context. The proposed height could be appropriate. The modern design is very good, and personally would not recommend that the design integrate any Victorian architectural elements. The current “deck” at the corner is a good way to address the intersection.*

NO ACTION TAKEN

STAFF RECOMMENDED APPLICATIONS

(The following applicants do not need to attend.)

9. 14-10-24

607 North High Street

Columbus Sign Company (Applicant) Yukon Plaza, LTD. (Owner)

An application, drawing, and photos have been submitted.

Staff Recommended Application

- Install new double-face projecting sign for “Star Jewelers” per submitted drawing.
- Sign to be lit by external mini flood lights.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **14-10-1**

331-333 West Second Avenue

Able Roofing (Applicant) Steve Shultz & Dennis Frisby (Owners)

Approve Application #14-10-1, 331-333 West Second Avenue, as submitted with any/all clarifications noted:

- Repair existing roof as needed to match existing and per submitted specifications.
- Repair/replace existing skylight.
- Repair fascia as needed to match existing.

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.

• **14-10-2**

863 Henry Street

Sherrie Hawk (Owner)

Approve Application #14-10-2, 863 Henry Street, as submitted with any/all clarifications noted:

- Tuckpoint building as needed to match existing.
- Paint wood surfaces of building as needed to match existing.
- Add address numbers above door and on mailbox.

Spot Tuck Point

- Check all mortar joints on 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>).

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.**

- **14-10-3**

1164 Neil Avenue

Berardi + Partners (Applicant) Community Housing Network (Owner)

Approve Application #14-10-3, 1164 Neil Avenue, as submitted with any/all clarifications noted:

- Renew COA#12-5-11, 1164 Neil Avenue, exactly as previously approved for a period of one (1) year. Expired: 5-10-13.

Approve Application #12-5-11, 1164 Neil Avenue, as submitted with the following clarifications:

- *Rehabilitation of existing multi-family dwelling.*
- *Work to include: replacement of existing windows with new wood windows, removal of existing vinyl siding and repair/replacement of existing historic wood siding, door replacement, porch replacement, alteration of rear exterior second floor access, and landscaping improvements.*
- *AC condenser units to be screened with 4-ft wood fence and associated shrubs/plantings.*

MOTION: Decker/Berthold (5-1-0) APPROVED. [Hissem]

- **14-10-4**

23 West Second Avenue

IBEW Local Union #683 (Owner)

Approve Application #14-10-4, 23 West Second Avenue, as submitted with any/all clarifications noted:

- Replace eight (8) gutters and downspouts at scupper locations per submitted specifications.
- Replace damaged gutters and downspouts at roof locations.
- Tuckpoint brick as needed at gutter and downspout locations.

Spot Tuck Point

- Check all mortar joints on 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>).

- **14-10-5**

189 West First Avenue

Randy Belden (Owner)

Approve Application #14-10-5, 189 West First Avenue, as submitted with any/all clarifications noted:

- Replace deteriorated windows
- New windows to be all-wood interior/exterior 1-over-1 double hung units sized exactly to fit existing openings.
- All existing center mullions between paired windows are to be retained and repaired/painted as needed to match existing.

Replace Deteriorated/Altered/Non-Original Windows

- Replace two (2) deteriorated/non-original, non-contributing windows on the rear addition per City Staff determination.
- Install new, 1-OVER-1, wood 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.

- **14-10-6**

1047 Highland Street

Ohio Exteriors (Applicant) Jason Henry (Owner)

Approve Application #14-10-6, 1047 Highland Street, as submitted with any/all clarifications noted:

- Remove existing asphalt shingle on garage.
- Install new GAF “Royal Sovereign” standard 3tab asphalt shingles on garage; color to be “Nickel Gray”.
- Install vent under new metal ridge roll; color to be “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 GAF “Royal Sovereign” standard 3tab asphalt shingles on garage; 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.

- **14-10-7**

145-147 West First Avenue

Linsker Holdings, LLC (Owner)

Approve Application #14-10-7, 145-147 West First Avenue, as submitted with any/all clarifications noted:

- Remove existing asphalt shingles from main roof and porch roof.
- Install new asphalt shingle in type & color from Approved Shingle List.

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.

- **14-10-8**

47-49 West Fifth Avenue

Nick Stamos (Owner)

Approve Application #14-10-8, 47-49 West Fifth Avenue, as submitted with any/all clarifications noted:

- Remove Aluminum siding and 2x4s on exterior front elevation.
- Remove awning covering the transom windows on front elevation.
- Remove rotted wood at storefronts and replace per submitted drawing; including brick at foundation level.
- Repair existing concrete parging on side of building.
- Complete mortar/sand treatment on the concrete block surrounding the window on the front façade to match the existing Permastone by HPO Staff site determination.
- Remove existing extended window casings and install traditional window casings in consultation with HPO Staff.

- **14-10-9**

12 Poplar Street (#308)

APCO Industries (Applicant) Thomas Fisher (Owner)

Approve application #14-10-9, 12 Poplar Street (#308), as submitted with any clarifications noted:

- Remove existing deteriorated window and entry door with transom.
- Install new Marvin wood window and Marvin wood door & transom to match existing and per submitted specifications.
- All work to be painted “Black” to match existing.

Replace Deteriorated/ Non-Original Windows

- Replace one (1) deteriorated/non-original, non-contributing window per City Staff determination.
- Install new, 4-OVER-4, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings.
- 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.

- **14-10-10**

1133 Highland Street

Ohio Basement Authority (Applicant)

Laura Benzing (Owner)

Approve application #14-10-10, 1133 Highland Street, as submitted with any clarifications noted:

- Parge existing foundation due to advanced deterioration per submitted specifications.
- Total work approximately 53' lineal feet, ranging from 8" to 20" in height.

- **14-10-11**

158 Buttles Avenue

Paul Feeney & Chad Braun (Owners)

Approve application #14-10-11, 158 Buttles Avenue, as submitted with any clarifications noted:

- Remove existing asphalt shingles from main roof and porch roof.
- Install new CertainTeed "Carriage House" dimensional asphalt shingle roof; color to be "Stonegate 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 CertainTeed "Carriage House" dimensional asphalt shingle roof; color to be "Stonegate 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.

- **14-10-12**

1136 Harrison Avenue

David Castle & Steve Zeiden (Owners)

Approve application #14-10-12, 1136 Harrison Avenue, as submitted with any clarifications noted:

- Remove deteriorated front entry door.
- Install new all-wood cherry door; to be either a half-lite or 3/4 -lite door finished with a natural oil stain per submitted specifications.
- Install new Pella fullview storm door per submitted specifications.

Install New Door

- Install new, solid core door in existing door jamb on front entry. New door to be either a half-lite or 3/4-lite wood door.
- 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.

- **14-10-13**

335 Wilber Avenue

David J. Browning (Owner)

Approve application #14-10-13, 335 Wilber Avenue, as submitted with any clarifications noted:

- Remove eight (8) deteriorated non-original wood windows.
- Remove existing storm windows.

- Install new Marvin all-wood interior/exterior double-hung windows sized exactly to fit the existing openings per submitted specifications.
- Install new metal handrail on front concrete steps; handrail to be Fortin Ironworks model #RNP.

Replace Deteriorated/Altered/Non-Original Windows

- Replace eight (8) deteriorated/non-original, non-contributing windows 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 window brochure or cutsheet submitted to the HPO staff.
- 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.

- **14-10-14**

1047 Highland Street

Paige & Jason Henry (Owners)

Approve application #14-10-14, 1047 Highland Street, as submitted with any clarifications noted:

- Install new wrought iron fence in front yard (extending neighboring fence) per submitted siteplan.
- New fence to be 36"-H Fortin Ironworks model #F20S.

- **14-10-15**

1230-1232 Neil Avenue

Kohr Royer Griffith (Applicant)

Ron Roskowski (Owner)

Approve application #14-10-15, 1230-1232 Neil Avenue, as submitted with any clarifications noted:

- Paint residence as needed to match existing and per submitted paint chips.
- Repair damaged wood elements as needed to match existing in kind, 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.
- **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.**

- **14-10-16**

1226 Neil Avenue

Kohr Royer Griffith (Applicant)

Ron Roskowski (Owner)

Approve application #14-10-16, 1226 Neil Avenue, as submitted with any clarifications noted:

- Paint residence as needed to match existing and per submitted paint chips.
- Repair damaged wood elements as needed to match existing in kind, 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.
- **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.**

- **14-10-17b**

970 Neil Avenue

Juliet Bullock Architects (Applicant) Joe Benedict (Owner)

Application #12-10-17 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 #14-10-17b, 970 Neil Avenue, as submitted with any clarifications noted:

- Repair four (4) brick chimneys as needed to match existing.
- Remove deteriorated front windows; new units to be Jeldwen all-wood interior/exterior double-hung windows sized exactly to fit the existing openings.
- Paint trim as needed to match existing.

Repair Masonry Chimney

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

Replace Deteriorated/Altered/Non-Original Windows

- Replace all windows on front elevation deteriorated/non-original, non-contributing windows 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 window brochure or cutsheet submitted to the HPO staff.
- 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

- 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