

**VICTORIAN VILLAGE COMMISSION  
MEETING MINUTES**

**Thursday October 9, 2014**

**6:15 p.m.**

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

**Commissioners Present:** Alfred Berthold, Aaron Borchers, Marc Conte, Lisl Kotheimer, Jack Decker(arrived 6:22), Jeffery Hissem (arrived 6:19).

**HPO Staff Present:** Randy Black.

- I. CALL TO ORDER – 6:15pm.
- II. NEXT COMMISSION HEARING –Thursday, November 13, 2014.
- III. APPROVAL OF MINUTES – Thursday, September 11, 2014. MOTION: Berthold/Harding (6-0-0) APPROVED.
- IV. PUBLIC FORUM
- V. SWEAR IN STAFF
- VI. STAFF APPROVALS (see below)
- VII. STAFF RECOMMENDATIONS (see below)
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

*[NOTE: In consideration of a scheduling conflict, at the recommendation of the Chair and Historic Preservation Officer and by agreement of all members in attendance, Application #14-10-8 was the first application heard at the October 9<sup>th</sup> meeting in accordance with standard meeting procedures.]*

**CONCEPTUAL REVIEW APPLICATIONS**

**8. 14-10-23**

**1055 North High Street**

**Jonathan Barnes Architecture & Design (Applicant)**

**Ibel Properties, Inc. (Owner)**

*[Note: Item #8 was heard first by agreement of all present (refer to Item #8 below.)*

**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.

*Following the Staff Report, the Applicant presented the project proposals conceptually for discussion:*

- Focused on the north and south elevations at this presentation.
- The west elevation can be lowered but more structural information is needed.
- Color pallet—more muted pallet now being pursued.—Brown and blue-gray brick sample presented. Brick pattern yet to be determined.
- Two Metal mesh panels—samples presented—one more opaque than the other
- Storefronts—mostly glass façade w/clear anodized aluminum
- Parking—ground floor Smart Car spacing intent but is convertible to standard vehicle sizes in the future if so desired—Is in consultation with the City Planning and Operations Administrator regarding the proposed parking plan.—Asked for the commission’s support for the project parking plan.

*The commissioners present made comments, some of which are as noted:*

Commissioner Kotheimer—Going in the right direction. An architectural experiment requires high quality materials to be successful. The mesh material quality and style is important. Interested in the brick pattern. Questions raised about window cleaning.

Commissioner Borchers—Elevation on Third Avenue needed. Interested to see a site plan.

Commissioner Decker—In support of the concept of small units and Smart Cars but the restriction might create a burden on residents. Voiced concern about the size and height of the building and exterior finish details as shown. “Mesh is the wrong material.” Cited City Code Chapter 3116.12a. Believes that the elevations proposed read as horizontal and the building does not relate to the surrounding neighborhood architecturally.

Commissioner Berthold—“Basically okay” with the design direction. “Fine with where you are going.” Curious about the west elevation.

Commissioner Hissem—For this “great spot” on High Street the development should be more powerful. This location demands better infill design.

Commissioner Conte—New infill can look new but the proposal is not fitting in as yet. Agrees with Commissioner Decker regarding the horizontal appearance. More punched openings are needed. The storefronts don’t mix in with the surrounding storefronts. Recommends more punched openings. Recommends presenting the parking plan to the Short North Alliance and the Short North Civic Association.

NO ACTION TAKEN

## **HOLDOVERS**

### **1. 14-9-18b**

**72 West Second Avenue**

**Segna Associates, Inc. (Applicant)**

**Mark Alderman (Owner)**

*Following the H. P. O. Staff Report and subsequent discussion with the Applicant, Owner, and commissioners present, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-18b, 72 West Second Avenue, as submitted and with all clarifications noted.

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

MOTION: Decker/Hissem (6-0-0) APPROVED

## **VARIANCE RECOMMENDATION**

### **2. 14-10-18**

**607 Dennison Avenue**

**Smith & Hale, LLC (Applicant)**

**605 Dennison, LLC (Owner)**

*Following the presentation by Attorney Jack Reynolds, representative of the Applicant, a motion was made, vote taken, and results recorded as indicated.*

Recommend approval of the Variances noted in Application #14-10-18, for the property located at 607 Dennison Avenue, in the Victorian Village Historic District, to the appropriate regulatory authority.

Required Variances for Construction of Carriage House (previously approved per 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 frontage requirement for the new building to 0'.
- 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.).

MOTION: Borchers/Berthold (4-0-0) RECOMMEND APPROVAL

### NEW APPLICATIONS

#### 3. 14-10-17a

970 Neil Avenue

**Juliet Bullock Architects (Applicant)**

**Joe Benedict (Owner)**

*Following the H. P. O. Staff Report and subsequent discussion with the Applicant, Owner, and commissioners present, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-10-17a, 970 Neil Avenue, as submitted and with all clarifications noted.

- Install new 42"-tall wrought iron fence and gate.
- Re-build retaining wall. The new retaining wall to be dry stack only.
- Remove deteriorated wood shake in front gable. Staff to review the condition and type of siding beneath the non-original gable-end siding and make final determination of the appropriate siding treatment prior to issuance of the Certificate of Appropriateness.

MOTION: Decker/Hissem (6-0-0) APPROVED

#### 4. 14-10-19

1217 Neil Avenue

**Juliet Bullock Architects (Applicant)**

**Matthew Jurkowitz & David Cummings (Owners)**

*Following the H. P. O. Staff Report and subsequent discussion with the Applicant, Owner, and commissioners present, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-10-19, 1217 Neil Avenue, as submitted and with all clarifications noted.

- Infill rear porch.
- Install new french door and transom on rear elevation.
- Install new steps to grade.
- All work to be as indicated on submitted plans and elevations stamped and dated 10/9/14.

MOTION: Decker/Borchers (6-0-0) APPROVED

#### 5. 14-10-20

325 West Third Avenue

**Juliet Bullock Architects (Applicant)**

**New Victorians (Owner)**

*Following the H. P. O. Staff Report and subsequent discussion with the Applicant, and commissioners present, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-10-20, 325 West Third Avenue, as submitted and with all clarifications noted.

- Construct new two-story single-family home on vacant lot.
- Front gable end/attic story to be setback and indicated on revised drawings to be submitted, reviewed and approved prior to the issuance of the C. of A.
- Subcommittee comprised of Commissioners Berthold, Hissem, and Borchers to review and approve the upper, front porch roof and gable finish details prior to the issuance of the C. of A.

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

6. 14-10-21

913 Neil Avenue

WSA Studio (Applicant)

Will Allen (Owner)

*Following the H. P. O. Staff Report and subsequent discussion with the Applicant, and commissioners present, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-10-21, 913 Neil Avenue, as submitted and with all clarifications noted.

- Construct two-story 600-sqft rear addition per submitted plans and elevations stamped and dated 10/9/14.
- Construct 280-sqft raised platform/railing-less deck per submitted plans and elevations stamped and dated 10/9/14.
- Final brick selection to be reviewed and approved by Subcommittee comprised of Commissioners Berthold, Hissem, and Borchers prior to installation.

MOTION: Berthold/Borchers (6-0-0) APPROVED

7. 14-10-22

770-786 North Park Street

Schooley Caldwell Associates (Applicant)

Wood Companies (Owner)

*Following the H. P. O. Staff Report and the presentation by the Applicant and Owner, the commissioners present discussed the proposal and made comments, some of which are as noted:*

Commissioner Hissem— “Very happy” with the project development.

Commissioner Berthold—Concurs noting it is a “gorgeous project”.

Commissioner Decker—Cited issues with the size of the proposed infill, blocking out the east skyline. Voiced concern with the signage on the top of the highest portion of the building.

Commissioner Borchers—Voiced support of a “very good project”.

Commissioner Kotheimer —“Excellent project; well designed.”

*Subsequent to the review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-10-22, 770-786 North Park Street, as submitted and with all clarifications noted.

- 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’.
- All work to be as per submitted plans, elevations, samples, and product specifications sheets submitted.

MOTION: Decker/Berthold (6-0-0) APPROVED

8. 14-10-23—*Note: Item #8 was heard first by agreement of all present (see above).*

1055 North High Street

Jonathan Barnes Architecture & Design (Applicant)

Ibel Properties, Inc. (Owner)

Conceptual Review

**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)**

*Following the presentation by the Historic Preservation Officer, a motion was made, vote taken, and results recorded as indicated.*

**Install New Signage**

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

MOTION: Harding/Berthold (6-0-0) APPROVED

**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:

Manufacturer:  
[ ] CertainTeed

Style:  
Carriage House (dimensional)

Color:  
[ ] 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.**

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: Berthold/Borchers (6-0-0) APPROVED.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

- Nomination of Vice-Chair  
Nominate and recommend approval of Commissioner Jack Decker to serve as Vice-Chair for a period of one-year.

MOTION: Berthold/Conti (5-0-1) [Decker] APPOINTMENT CONFIRMED

*[NOTE: Commissioner Decker will retain the position of Fiscal Officer for an additional year.]*

**X. ADJOURNMENT – Decker/Berthold (6-0-0) ADJOURNED. 7:57 pm.**