

VICTORIAN VILLAGE COMMISSION AGENDA

Thursday October 8, 2015

6:00 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. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, November 5, 2015 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING – Thursday, November 12, 2015.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Thursday, September 10, 2015.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDED APPLICATIONS

(The following applicants do not need to attend.)

1. 15-10-16

903 Neil Ave.

Shawn & Kasey Conyers (Owners)

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

Staff Recommended Application

- Remove existing deteriorated asphalt shingle porch roof.
- Install new standing seam metal roof; color to be either “Deep Charcoal” or “Shake Gray”.
- All existing front porch trim, details, and box gutters to be maintained.

2. 15-10-17

1203 Hunter Ave.

Juliet Bullock Architects (Applicant) Adam Smith (Owner)

An application, drawings, and photos have been submitted.

Staff Recommended Application

- Replace existing deteriorated metal fire escape stair on rear elevation with new wooden staircase per submitted drawing.
- Install three (3) new all-wood interior/exterior double-hung windows and one (1) new wood half-lite entry door on rear elevation per submitted drawing.

3. 15-10-15a

120-122 Wilber Ave.

Kevin Koesters (Owner)

Application #15-10-15 has been divided into item ‘a’ for Victorian Village Commission review under New Business, and item ‘b’ for Staff Approval under Staff Approved items (see below).

An application, drawings, material information, and photos have been submitted.

Staff Recommended Application

- Reconstruct front porch per submitted drawings.

NEW APPLICATIONS

4. 15-10-18

110 W. Second Ave.

James Ross (Applicant) Bill & Tammie Parnell (Owners)

An application, drawings, and photos have been submitted.

- Remove one (1) fixed metal obscure window on the west elevation; install one (1) new all-wood interior/exterior Marvin double-hung window sized to fit the existing opening.
- Remove one (1) fixed metal obscure window on the west elevation; reduce window opening size to match adjacent window; install one (1) new all-wood interior/exterior Marvin double-hung window sized to fit the new smaller opening.
- New brick to be laid match existing to downsize opening; lintel and sill to be reinstalled.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M.

5. 15-10-19

320 Tappan St.

Gary Ryan Walters (Owner)

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

- Remove thirteen (13) Anderson clad double-hung windows installed in 1987, and install new Semco aluminum clad double-hung windows.
- Remove two (2) bathroom casement windows, and replace with new Semco aluminum clad casement windows.
- Replace existing front elevation window casings and replace to match the existing window casings around rest of house.

6. 15-10-20

1203 N. High St.

John Harmon (Applicant) Windsong Investments, LLC (Owner)

An application, siteplan, and variance information has been submitted.

Variance Recommendation

- CC3312.49: Minimum numbers of parking spaces required – To reduce the number of parking spaces required from seventeen (17) spaces to zero (0) spaces.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M.

CONCEPTUAL REVIEW APPLICATIONS

7. 15-10-21

1145 N. High St. (Jackson On High)

AT&T Mobility/GPD Group (Applicant) Jackson On High Condos, LLC (Owner)

An application, drawings, and photos have been submitted.

Conceptual Review

- Installation of antennas and radio equipment on roof.
- New equipment to be concealed behind screen wall to match existing mechanical screen wall.

8. 15-10-22

711 N. High St.

Short North Partners (Applicant)

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

Conceptual Review

- Construction of new 11-story mixed-use building with structured parking.
- The project would replace an existing surface parking lot.

The following is taken from the September 2015 Victorian Village Commission Meeting Minutes:

Commissioner Comments

- Commissioner Hissem – The style of the building and its design are very good. Understands that the proposed building is tall; however, the design is exciting for the location. The designers will need to work with the neighborhood and the Commission on the building massing. Façade detail will be important.
- Commissioner Kotheimer – The initial design is a good start that will need some work. A unique element of the site is its narrowness. Each of the elevations are cleverly designed. The use of quality materials “all the way up” the building will be important. Perhaps all of the parking should be moved to the other site.
- Commissioner Conyers – Agrees with other commissioner comments. The initial design of the building is attractive. The technique is good, appreciates the masking of stories with the articulation of masonry with larger openings. There will need to be a discussion of the height of the building, instead of the number of stories, and how that height impacts contextually within the area.
- Commissioner Borchers – The initial design and the “masking of stories” are good. The design is perhaps a story or two too tall. Future submissions should include siteplan and traffic pattern information. The rear of the building will be very important; views of the building from Goodale Park should be included as well.
- Commissioner Decker – There are issues with the current massing of the building. The pedestrian experience walking north and south on High Street will see a lot of building. The building is probably 2 stories too tall. The south and west façades need more work.

NO ACTION TAKEN

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **15-10-1**

256 W. Third Ave.

Marios Fitros (Owner)

Approve application #15-10-1, 256 W. Third Ave., as submitted with any/all clarifications noted:

- Tuckpoint and repair existing chimneys 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”).

• **15-10-2**

717 Dennison Ave.

Joseph C. Hoess (Owner)

Approve application #15-10-2, 717 Dennison Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof.
- Install new GAF “Slateline” dimensional asphalt shingle roof; color to be “Weathered Slate”.
- Install new metal ridge roll, valleys, and flashing; to be painted “Gray”.
- Repair box gutters as needed to match existing.

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 “Slateline” dimensional asphalt shingle roof; color to be “Weathered 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.

Repair Box Gutters

- Examine all box gutters and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
 - Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer’s specifications, and Columbus Building Codes.
 - Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
 - Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.
- **15-10-3**

361 W. Hubbard Ave.

Segna Associates, Inc. (Applicant) Ed & Tonya Wright (Owners)

Approve application #15-10-3, 361 W. Hubbard Ave., as submitted with any/all clarifications noted:

- Window replacement and repair of seventeen (17) windows units per submitted specifications.
- All existing diamond-pane transom windows to be repaired as needed to match existing.
- New window units to be Marvin all-wood interior/exterior double-hung windows sized exactly to fit the existing openings.

Replace Deteriorated/Altered Windows

- Replace all deteriorated/non-original, non-contributing windows 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.
- **15-10-4**

929 Hunter Ave.

T. Jordan Tarrier (Owner)

Approve application #15-10-4, 929 Hunter Ave., as submitted with any/all clarifications noted:

- Remove existing mineral fiber siding on residence.
- Repair/replace wood siding underneath as needed to match existing.

Remove Non-Contributing Mineral Fiber Siding

- Remove the existing, non-original, non-contributing mineral fiber siding to expose the original wood siding.
- Dispose of all debris in accordance with Columbus City Code.
- Repair/replace any/all original, existing wood siding with any/all new wood siding to match the original wood siding profile and dimension exactly; like-for-like.

- Any/all repaired/replaced exterior trim elements (i. e. window & door trim, corner boards, eave soffit & fascia, crown moldings, etc.) to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines following the removal of the mineral fiber siding and any/all non-original trim repair patches.
 - Prepare all exterior wooden surfaces on all elevations of the building using the appropriate hand tools.
 - Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
 - Finish color schedule to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Victorian Village Commission.
- **15-10-5**
1205 N. High St.
Candy Cane (Applicant) Windsong Investments (Owner)
Approve application #15-10-5, 1205 N. High St., as submitted with any/all clarifications noted:
 - Temporary re-facing of existing hanging sign per submitted drawing.
 - This sign is to be removed as part of the storefront rehabilitation project approved in June 2015 (COA#15-6-21).
 - **15-10-6**
1077 Neil Ave.
Jack W. Decker (Owner)
Approve application #15-10-6, 1077 Neil Ave., as submitted with any/all clarifications noted:
 - Repair mortar joints along limestone rubble foundation of house and porch.Spot Tuck Point
 - Check all mortar joints 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>).
 - **15-10-7**
1004 Hunter Ave.
Will McLain (Owner)
Approve application #15-10-7, 1004 Hunter Ave., as submitted with any/all clarifications noted:
 - Repair/replace rotten fascia and soffit on south side of porch as needed to match existing.
 - Paint residence: siding to be Behr "Juniper Ash" (PPU12-16^D), trim to be "White" 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.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.

- **15-10-8**

- **69-73 Price Ave.**

- **Feazel Roofing (Applicant) Bruce Shumard (Owner)**

- Approve application #15-10-8, 69-73 Price Ave., as submitted with any/all clarifications noted:

- Remove existing rubber roofing, and install new EPDM rubber membrane roofing per submitted specifications.
- Re-install existing terra cotta tile coping.
- Repair/replace damaged wood fascia on upper front porch as needed to match existing, and install new 5” aluminum gutter.

- Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

- **15-10-9**

- **789 N. High St.**

- **DaNite Sign Co. (Applicant) Wood Companies (Owner)**

- Approve application #15-10-9, 789 N. High St., as submitted with any/all clarifications noted:

- Install new 33”-diameter non-illuminated hanging sign on existing bracket.

- **15-10-10**

- **76 W. Starr Ave.**

- **Arrow Roofing, Inc. (Applicant) Gareth Jones TR (Owner)**

- Approve application #15-10-10, 76 W. Starr Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof.
- Install new Owens Corning 3Tab asphalt shingle roof; color to be “Estate Gray”.
- Install new metal ridge roll, valleys, and flashing; to be painted “Tinner’s Red”.

- Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.

- Install new 235 lb., class C, self-sealing 3-tab shingles. Shingle to be GAF “Slateline” dimensional asphalt shingle roof; color to be “English Gray 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.

- **15-10-11**

34 West Poplar St., Ste 201 (Parkview Condominium)

Carol Meyer/Pella Windows (Applicant) Bill Miller (Owner)

Approve Application #15-10-11, 34 West Poplar St., Ste. 201, as submitted with any/all clarifications noted:

- Remove existing aluminum windows from three (3) window openings (9 units total).
- Install new Pella “Designer III” series aluminum-clad windows in existing openings to match existing profiles per submitted specifications.
- Exterior color to be “Hartford Green”.

- **15-10-12**

238-240 W. Hubbard Ave.

One Red Slate Roofing, Co., LLC (Applicant) David & Jane Clark (Owners)

Approve Application #15-10-12, 238-240 W. Hubbard Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof.
- Install new 3Tab asphalt shingle roof from Approved Shingle List; color to be “Nickel Gray”.
- Install new metal ridge roll, valleys, and flashing; to be painted “Tinner’s Red”.
- Repair box gutters as needed to match existing.
- Spot tuckpoint chimneys as needed to match existing.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray

- 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.

Repair Box Gutters

- Examine all box gutters and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.

- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Spot Tuck Point

- Check all mortar joints on chimneys 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>).

- **15-10-13**

749 N. High St.

Josh Quinn (Applicant) Short North Real Estate Co. (Owner)

Approve Application #15-10-13, 749 N. High St., as submitted with any/all clarifications noted:

- Install new 32" x 24" non-illuminated hanging sign on existing bracket.
- Paint storefront: color to be Olympic Paints "Pumpkin Pleasure" (A22-6).

- **15-10-14**

647 N. High St.

DaNite Sign Co. (Applicant) Chavan Anjali (Owner)

Approve Application #15-10-14, 647 N. High St., as submitted with any/all clarifications noted:

- Replace existing wall signage to reflect new business name.
- All signs to be installed in the exact same size, utilizing the existing external illumination and to be per submitted drawings.

- **15-10-15b**

120-122 Wilber Ave.

Kevin Koesters (Owner)

Application #15-10-15 has been divided into item 'a' for Victorian Village Commission review under New Business (see above), and item 'b' for Staff Approval under Staff Approved items.

Approve Application #15-10-15b, 120-122 Wilber Ave., as submitted with any/all clarifications noted:

- Repair/replace wood window casings as needed to match existing.
- Remove deteriorated windows; install new all-wood interior/exterior double-hung windows sized exactly to fit the existing openings. New units to be Marvin sash packs.
- Remove deteriorated asphalt shingle roofs; install new CertainTeed standard 3tab asphalt shingles, color to be "Nickel Gray".
- Install new wood ¾-lite entry doors on front elevation (*two total*). Repair/replace existing transoms as needed to match existing.
- Install new wood or fiberglass ¾-lite entry doors on rear elevation (*two total*).

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.

Replace Deteriorated Windows

- Replace all deteriorated windows 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.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and porch, 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 standard 3tab asphalt shingles, 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.

Install New Door (Front Elevation)

- Install two (2) new, solid core wood doors in existing door jamb on front elevation. New door to be a ¾-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.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

Install New Door (Rear Elevation)

- Install two (2) new, solid core doors in existing door jamb on rear elevation.
- New door to be a ¾-lite: [] wood, [] fiberglass, or [] metal. Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides. Exterior and hinged sides of fiberglass and metal doors to be painted. Interior and keyed sides of fiberglass and metal doors to be either painted or stained.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT