Agenda HARB February 18, 2025

Item 1. Review minutes from January 21, 2025

Item 2. Enrique Castillo
324 Walnut Street
65-002-311 1900 Three story stucco Victorian eclectic with *Italianate influences*. Flat roof with large eaves, heavily bracketed cornice, two belt courses, wood window frames of predominately 6 over one pane style. Three story porches front & rear.
This request to revise Sept 2024 COA was pulled from the January meeting because more information is needed re the mansard area plans.

A. Remove the Mansard roof structure (see photos marked B).
B. Install manufactured wood trims at mansard area to match the existing trims. Specifically 1' x 4' bead board.
C. Any rotted wood trim pieces on the building above 1st and 2'd floor to be replaced with like material and look the same as the original
D. Remove loose or damaged stucco. Prepare and patch per accepted masonry standards, with proper mixes of portland, sand, lime and bonding agent. Finish coat to match original.
E. Paint building-Ben Moore Manchester Tan HC-81 body, Ben Moore Mayflower Re HC81, trim.

Possible applicable **Standards** #2-The historic character of a property will be retained and preserved. Removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. #5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
#6. Repair is preferred over replacement but if the severity of deterioration requires replacement, the new shall match the old in design, color, texture, other visual qualities and, as possible, materials.

Note: Contractor states "After several site visits and job reviews, we determined that the extreme logistical conditions of the building especially on the back with deterrents such as electrical wires, use of cranes and lifts, staging scaffolding on an adjoining property roof, and then replacing that roof from the damage, we feel that the building would look beautiful and historical as it is ... with the wood trim and painting that we have proposed. The cost to replace the mansards that serve no function or purpose other than aesthetics would cost over $50.000.00, not including painting. The old mansard actually hangs over a neighbor roof on one side.

Item 3. Mirabito Properties inc.
932 W 3rd Street
65-005-210 ca 1910 2 story with Italianate influences. Decorative cornice. Wide eaves. Integrity is poor. Vinyl sided with permastone.

A. Demolish deteriorated property.
B. Review plans for a compatible new structure that meets the general requirements of the **City Historic Property Review Guide, Section P, Infill**

Possible **Standards (**City Guide)Demolition if one or more of the following conditions are met:

- a building has lost its architectural and historical integrity and removal will not adversely affect the district's historic character.
- denial of demolition will result in an unreasonable economic hardship on the applicant
- public safety requires removal
- structural instability or deterioration is demonstrated through a report by a structural engineer or architect or.... Report should detail the physical condition, reasons why rehabilitation is not feasible, and estimates for rehabilitation versus demolition
- a detail on future plans on the site.

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Item 4. Herdicville Properties LLC
811 W. Fourth St.
65-004-228 1880 Two and one half story stucco Victorian Gothic. Steep multigabled roof with Gothic style gable trim and arched window. Quoins, protruding first floor bay in front with a decorative cornice. Semi-circle window heads and small brackets. Wrap around porch with turned posts and railing. Unroofed rear porch with turned spindles added in 2004. Steel door added at rear 2004.

A. Remove loose or damaged stucco. Prepare and patch per accepted masonry standards, with proper mixes of portland, sand, lime and bonding agent. Finish coat to match original.

B. Paint: colors:

Possible applicable Standards- #5. Distinctive features, finishes, construction techniques or examples of craftsmanship that characterize a property shall be preserved. #6. Deteriorated historic features shall be repaired rather than replaced. Where deterioration requires replacement of distinctive feature, new shall match the old in design, color, texture, other visual qualities and, if possible, materials.

Item 5. Any update of revised **Ordinance** and **Comments**.

Item 6. Any Other Business

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