Agenda HARB August 19, 2025

Item 1. Review minutes from July 18, 2025

Item 2. Sara Walker
844 West 3rd Street
65-004-103 1895 Brick, two and one half story Victorian eclectic house with a multigabled (partialy) slate roof. Roof dormers with mullioned windows. Two story protruding bay in front, protruding bays on each side. Wrap around porch with square posts and enclosed at the bottom with fish scale siding.

A. Tear off existing tarp, damaged asphalt or slate roof materials from the house and porch. Install ice and water shield and new Architectural Shingles, color to match existing architectural shingles, dark aluminum drip edge, and shingle-over ridge vent. Include aluminum flashing as needed.

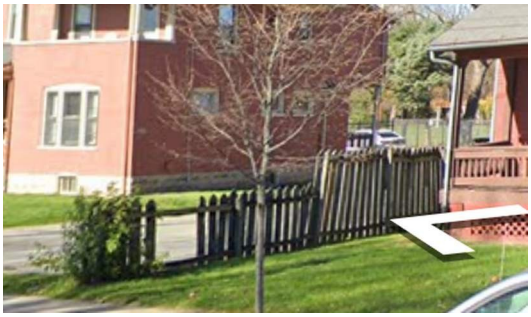
B. Install ½ round gutters and round downspouts where needed. Brown aluminum or galvanized materials painted brown.

C. Remove existing front steps and step railings. Install new step treads and risers approximately the same width as the existing, with a proper tread and riser height. Construct with 2 x 12 stringers, 2 x 10 Bull nosed treads, and closed risers. Build with pressure treated lumber. Prime and paint–color:

D. Install new handrails down both side of new steps. Include traditional top and bottom rails with spindles of sufficient width, turned or 2"x2"square, closely spaced in the rails. Spindles are not to be face nailed to the railings. Paint-color:

Possible Standards: #2….character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. #6...if severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. NOTE: App included a request for a carport. No information was provided with the app or after needed information was requested.

Item 3. Herdicville Properties (Cipriani)
840 West 3rd Street (aka 842 w3rd)
65-004-104 1895 Two and one half story brick Victorian eclectic house with a slate pyramidal roof. Arched, wood window heads and doorway. Door sidelight. Front porch has cement block base and flared columns.



A. Replace previously approved (2009) stockade style fence with same - up to 6' in height. Paint or stain recommended.

Item 4. Robert Shaffer
718-720 W 3rd Street
65-003-209 1875 Victorian Second Empire double house of three stories. Brick with an asphalt mansard roof. Protruding two-story center bay with a cupola. Pedimented window heads. East Porch has a circular front and square posts with turned double railing. East Porch style revised to match west porch

coa 2022. Built in gutters. Designed by Eber Culver for Peter Herdic Note 721 Acme Place is behind 720 West 3rd

A. Renew COA of June 19 2018 - Remove west porch front steps. Rebuild with exterior grade lumber, bull nosed treads, closed risers. Paint gray. Install railings on porch exit steps. Style similar to the (old)existing porch railing and spindles.
B. Remove rotted wood/plywood porch deck. Install exterior grade fir or mahogany wood tongue and groove deck.
C. Repair rotted porch ceiling, railings, spindles, columns, porch trims with wood, to same as original appearance.
D. Repair rotted wood in soffits, eaves, fascia, with wood, to same as original appearance.
E. Repair boxed gutters, include applying a sealed waterproof membrane lining the gutter and installing new galvanized downspouts as needed.
F. Repair porch lattice and framing with same style lattice (tight weave)
G. Paint all previously painted areas and new wood surfaces.
Colors: Rookwood Terra Cotta for the body, Rookwood dark brown for the foundation area, and satin
Suggested Standards 5. Distinctive features, finishes, and 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, the new feature shall match the old in design, color, texture, and other visual qualities Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Item5. Any Other Business

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