

HISTORIC RESOURCES COMMISSION AGENDA

January 18, 2018

6:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions, please call Randy Black (645-6821) in the City's Historic Preservation Office. Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-7206, 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, February 8, 2018 – 50 W. Gay St. – First Floor - Conference Room 'A'
- III. NEXT COMMISSION MEETING – 6:00 pm, Thursday, February 15, 2018 – 50 W. Gay St. – First Floor - Conference Room 'B'
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, December 21, 2017.
- VII. PUBLIC FORUM
- VIII. STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATION

Staff Recommendation Items #1 was converted to Staff Approval following the Business Meeting review and subsequent discussion with the Applicant. (See below)

1. **18-1-3—** *Converted to Staff Approval*
904 E. Broad Street
Paul Unger (Applicant/Owner)

Bryden Road Historic District



NEW APPLICATION

2. 18-1-4

**684 Oakwood Avenue/aka Ethiopian Tewahedo Church
T-Mobile USA, Inc. (Applicant)**

**Old Oaks Historic District
Bradford Lyman, Trustee (Owner)**

*An Application with current photos and detailed work specifications, site plans, and elevation has been submitted. Applicant has consulted with the Historic Preservation Officer. **Following the discussion at the January 11th Business Meeting, a revised site plan has been submitted.***

Install Mobile Communications Unit—North Elevation

- Install eight foot by eight foot (8' x 8') T-Mobile communications platform per submitted plans.
- Install eighteen inch wide (18"W) Waveguide/icebridge to proposed new communications platform per submitted plans.
- Install six foot high (6' H), opaque stained, wooden, board-on-board, gated fence surrounding the new T-Mobile communications platform per submitted plans.
- Install T-Mobile antennas to the existing brick chimney per submitted plans.
- Install cable inside four inch (4") diameter conduit attached to the existing brick wall on the north elevation per submitted plans. Conduit to be painted to match the brick as closely as possible so as to 'disappear'.

HOLDOVER

3. 17-10-8b1

761 Bedford Avenue

Old Oaks Historic District

Seven Hills Ventures/Attn.: Dominic Bianconi (Applicant/Owner)

Application #17-10-8b1 was continued at the December 21st meeting in the Applicant's absence (see below). The commissioners present requested a final detailed, measured site plans with specifications regarding the parking surface material(s) and landscape or fence details.

Install New Rear Parking Pad w/Screening

- Install new cement parking pad with shrubbery screening in rear yard per submitted plan.

Taken from the December 21st meeting minutes:

Continue Application #17-10-8b1, 761 Bedford Avenue, Old Oaks Historic District, and place the review and discussion on the January 18, 2018 regular meeting agenda as a Holdover for further review.

MOTION: Stiers/McCabe (6-0-0) CONTINUED

STAFF APPROVALS

• 18-1-1

965 E. Broad Street

18th & East Broad Street Historic District

300 Plus, Inc./Attn.: Charles R. Sims (Applicant)

Bradford Lyman, Trustee (Owner)

Approve Application #18-1-1, 965 E. Broad Street, 18th & East Broad Street Historic District, as submitted and with all clarifications noted.

Spot Tuck Point

- Check all mortar joints on all elevations 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 brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. 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. (Refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings")

Stabilize Front Porch

- Install necessary support jacks/beams as necessary to stabilize the front porch structural integrity according to industry standards and any/all applicable City Building Codes in preparation for planned future, Phase II front



porch restoration in accordance with the Historic Resources Commission Architectural Guidelines for Maintenance, Design, and New Construction.

- **Applicant to submit complete front porch restoration plans to the Historic Preservation Office staff for final review and approval prior to beginning the Phase II front porch repairs.**

Repair Window

- Make any/all necessary repairs to the deteriorated wood window on the second floor, as necessary. Any/all replacement wood to match the historic wood dimensions, profiles, and finish color(s); like-for-like.

Replace Canvas Awning—Rear

- Remove and dispose of the deteriorated canvas awning on the rear, second floor stair landing and dispose of all debris per City Code.
- Make any/all necessary repairs to the metal awning frame per industry standards and all applicable City Building Codes.
- Install new canvas awning of same color and style as the original awning; like-for-like.

Repair Main Roof—East & South Elevations

- **Consult with a licensed slate roofing contractor to determine the condition of the existing, deteriorated slate on the south and east sections of the main roof and select the appropriate option indicated :**

Option (1) Repair the slate roof if repair is determined to be a viable option by the slate roofing contractor.

Or

Option (2) Replace the slate on the east and south elevations only if the slate is determined to be beyond its useful life by the slate roofing contractor and that determination has been submitted to the Historic Preservation Officer for final review and approval.

Install New Asphalt Shingle Roof

- Remove the deteriorated, slate shingle roof complete 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 shingles. Manufacturer and color to be a ‘test case’ for consideration for inclusion on the Approved Shingles List:

Manufacturer:

Style:

Color:

CertainTeed

Carriage House (dimensional)

Stonegate Gray

GAF

Slateline (dimensional)

English Gray Slate
Weathered Slate

Certain Teed

(standard 3-tab)

Nickel Gray

GAF

Royal Sovereign (standard 3-tab)

Nickel Gray

Celotex

(standard 3-tab)

Heritage Gray

Slate Gray

Owens Corning

(standard 3-tab)

Estate Gray



Tamko

(standard 3-tab)

Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs. Metal ridge roll to run the complete length of all roof ridges (i.e. flush with the eave/soffit fascia) and painted “Tinner's Red” or “gray” to match the new shingle color as closely as possible.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “gray” to match the new shingle color as closely as possible.

• 18-1-2

716 Bedford Avenue

Old Oaks Historic District

Cody Jokela (Applicant)

Steven Mattson (Owner)

Approve Application #18-1-2, 716 Bedford Avenue , Old Oaks Historic District, as submitted and with all clarifications noted.

Install New Asphalt Shingle Roof

- Remove the deteriorated, asphalt shingle roof complete 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 shingles. Manufacturer and color to be a ‘test case’ for consideration for inclusion on the Approved Shingles List:

Manufacturer:

Style:

Color:

CertainTeed

Carriage House (dimensional)

Stonegray Gray

GAF

Slateline (dimensional)

English Gray Slate
Weathered Slate

Certain Teed

(standard 3-tab)

Nickel Gray

GAF

Royal Sovereign (standard 3-tab)

Nickel Gray

Celotex

(standard 3-tab)

Heritage Gray
Slate Gray

Owens Corning

(standard 3-tab)

Estate Gray

Tamko

(standard 3-tab)

Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs. Metal ridge roll to run the complete length of all roof ridges (i.e. flush with the eave/soffit fascia) and painted “Tinner's Red” or “gray” to match the new shingle color as closely as possible.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “gray” to match the new shingle color as closely as possible.

Repair Eaves, Soffits, and Gutters

- Remove all non-original, non-contributing aluminum wrap from all soffits, eaves, and fascia on all elevations and dispose of any/all debris per City Code.
- Replace any/all damaged, deteriorated, and missing wooden soffits, fascia, and trim with new wood of appropriate dimensions and style per the Columbus Register of Historic Properties Architectural Guidelines and historic preservation rehabilitation standards.
- All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.



- Prepare all wood eaves and soffits complete for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications. All finish colors to remain the same as currently existing.

Install New Gutters & Downspouts

- Install new, metal, ogee/k-style gutters of appropriate dimensions to assure proper run-off per industry standards and all applicable City Building Codes.
- Install new, metal, corrugated downspouts of appropriate dimensions to assure proper run-off per industry standards and all applicable City Building Codes.
- New gutters and downspouts to match the existing trim color; like-for-like.

Staff Recommendation Item #1 was converted to Staff Approval following the Business Meeting presentation by the Historic Preservation officer. (See above)

• **18-1-3**

904 E. Broad Street

Bryden Road Historic District

Paul Unger (Applicant/Owner)

An Application with current photos and detailed site plan and new fence specifications has been submitted.

Install New Steel Fence—Front Yard

- Install new, steel fence in front yard per submitted rendering and site plan.
- New fence to be 'Crescent' style, 'black' steel; height of 3', 3 ½', or 4' as determined by the commission recommendation.

X. OLD BUSINESS

XI. NEW BUSINESS

- Adoption of Window Replacement Standards & Procedures & Window Staff Approval List

XII. ADJOURN

