

**HISTORIC RESOURCES COMMISSION
MEETING MINUTES**

Thursday, December 21, 2017

6:00 p.m.

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

Commissioners Present: Steward Gibboney, Charles Rowan, Erin Prosser, Joe McCabe, Dan Morgan, Abbie Stiers;
Clyde Henry.

Commissioners Absent: Dan Morgan.

City Staff Present: Randy Black.

I. CALL TO ORDER—5:58

II. NEXT BUSINESS MEETING—12:00 p.m., THURSDAY, January 11, 2018.

III. NEXT COMMISSION MEETING—THURSDAY, January 18, 2018.

IV. APPROVAL OF Thursday, December 21, 2017 MEETING MINUTES
MOTION: Stiers/McCabe (4-0-2) [Gibboney, Henry] APPROVED

V. STAFF APPROVALS – The Historic Resources 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: Rowan/Henry (5-0-1) [McCabe] ACCEPTED INTO THE PERMANENT RECORD

VI. PUBLIC FORUM

• **17-12-19**

290 Cliffside Drive (aka ‘Hamilton Residence)

Mrs. Victor E. Makari (Applicant/Owner)

An Application with current photos, detailed narrative, and historic research has been submitted. The Applicant/Owner has consulted with the Historic Preservation Officer. The 290 Cliffside property is listed on the National Register (12/16/1992) as an excellent example of Tudor Revival Style residential construction at the turn of the Twentieth Century (built circa 1927).

List on the Columbus Register of Historic Properties

- Excellent example of domestic English architecture of the Tudor period listed on the National Register and retains its architectural character inside and out.
- Original architectural plans have been submitted for the permanent City Historic Preservation Office property file.
- Request is made in order to protect the 290 Cliffside Drive residence from inappropriate alterations in the future and maintain its historic architectural integrity in perpetuity.

Following the Historic Preservation Officer Report and the review by the commissioners present and discussion with Ms. Makari in attendance, motion was made, vote taken, and results recorded as indicated

Recommend approval of the nomination of the property located 290 Cliffside Drive, (aka the ‘Gilbert Hamilton House’, National Register Listing 12/16/1992), to the Columbus Register of Historic Properties per the stipulations of City Code Chapter 3117.04 ‘Duties’ and under Columbus Register Criteria ‘A’ and ‘B’, as indicated:

Criterion ‘A’: “The design or style of the property’s exterior and/or interior is of significance to the historical, architectural, or cultural development of the city, state, or nation.”

Criterion ‘B’: “The property is closely and publicly identified with a person who has significantly contributed to the historical, architectural, or cultural development of the city, state, or nation.”

MOTION: Henry/McCabe (6-0-0) Recommend Approval

VII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

Staff Recommendations Items #1, #2, #3, & #5 were converted to Staff Approvals following the Business Meeting review and subsequent discussion with the Applicants. (See below)

1. **17-12-10b — *Converted to Staff Approval***
664 S. Champion Avenue **Old Oaks Historic District**
664 Champion Avenue, LLC. (Applicant/Owner)
2. **17-12-15 — *Converted to Staff Approval***
705 Oakwood Avenue **Old Oaks Historic District**
Sean Socha & Ashley Saltzman (Applicants/Owners)
3. **17-12-16 — *Converted to Staff Approval***
44 W. Royal Forest **Old Beechwold Historic District**
Alice Carpenter & Richard Heffelfinger (Applicants/Owners)
4. **17-12-17a & b**
957 E. Broad Street **18th & East Broad Street Historic District**
Berardi + Partners, Inc./Attn.: John Cochrane **Tomas J. Mackessy (Owner)**
Following the Historic Preservation Officer report and the presentation by the project architect, Application #17-12-17 was separated into Items ‘a’ and ‘b’ for clarity of actions, motions were made, votes taken, and results recorded as indicated.
17-12-17a
Recommend approval of Application #17-12-17a, 957 E. Broad Street, 18th & East Broad Street Historic District, as submitted and with all clarifications as indicated.
Change of Use Requested
 - From current listing as an R-3 Shared Living Facility, B Business, and S-1 Storage;
to
R-3 Shared Living Facility, I-4 Child Daycare for Children 2 ½ to 5 years old, and the retention of one (1) interior S-1 Garage Parking Space for use by the shared Living Facility.**MOTION: Henry/Rowan (6-0-0) RECOMMEND APPROVAL**

17-12-17b

Approve Application #17-12-17b, 957 E. Broad Street, 18th & East Broad Street Historic District, as submitted and with all clarifications as indicated.

Rear Yard Site Improvements

- Parking space reconfiguration
- Outdoor child play area
- Six foot high (6' H) cedar privacy fence & service gate
- Trash can screen wall and service gate
- All work to be as per submitted plans. Final planting schedule to be submitted to the Historic Preservation Officer for review and approval and inclusion in the permanent property file.

Rear (South) Façade Addition Alterations

- Remove and infill existing 10' x 10' overhead door & infill with black anodized aluminum storefront, clear insulating glass and two (2) aluminum and glass access doors matching the existing front and rear addition storefront systems and access doors.
- All work to be as per submitted plans.

MOTION: Stiers/Rowan (6-0-0) APPROVED

5. **17-12-18— *Converted to Staff Approval***

5055 Dierker Road

Columbus Register Individual Listing

John Chess (Applicant/Owner)

HOLDOVERS

6. **17-11-17b**

1126-1128 Bryden Road

Bryden Road Historic District

Brian Cheng (Applicant/Owner)

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

Approve Application #17-11-17b, 1126-1128 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications as indicated.

Replace Windows

- Remove all deteriorated wooden windows on all elevations.
- Install new aluminum clad windows of the same dimensions in the exact same locations.
- Replacement windows to match existing windows in style and pattern.
- **The new aluminum clad window manufacturer and unit type/series is to be selected from the 'Window Test Case List' and submitted to the Historic Preservation Officer for final approval of window color and specifications.**
- The approval of the aluminum clad windows is approved as a 'Test Case' for the 1126-28 Bryden Road property upon determination that the existing windows are beyond repair.

MOTION: Prosser/Stiers/ (6-0-0) APPROVED

7. **17-10-8b1 &b2**

761 Bedford Avenue

Old Oaks Historic District

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

Following the staff report and presentation by the Historic Preservation Officer, Application #17-10-8b was separated into Items 'b1' and 'b2' for clarity of actions, motions were made, votes taken, and results recorded as indicated.

17-10-8b1

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.

Install New Rear Parking Pad w/Screening

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

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

17-10-8b2

Replace Windows

- Remove all deteriorated wooden windows on all elevations.
- Install new aluminum clad windows of the same dimensions in the exact same locations.
- **Replacement windows to match existing windows in style and pattern and pane count to be the same as the historic window pane count; like-for-like.**
- **The new aluminum clad window manufacturer and unit type/series is to be selected from the ‘Window Test Case List’ and submitted to the Historic Preservation Officer for final approval of window color and specifications.**
- The approval of the aluminum clad windows is approved as a ‘Test Case’ for the 761 Bedford Avenue property upon determination that the existing windows are beyond repair.

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

NEW APPLICATIONS

8. 17-12-13b

168 E. Northwood Avenue

Northwood Park Historic District

Angela McCausland Potts (Applicant/Owner)

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

Approve Application #17-12-13-b, 168 E. Northwood Avenue, Northwood Park Historic District, as submitted and with all clarifications as indicated.

Fence/Parking

- Move existing rear yard fence to accommodate new parking pad (fence to serve as rear yard screening).
- Fence color to match existing “light sand” solid color stain with color chip submitted to the Historic Preservation Officer for final review and approval and inclusion in the property file.
- West side of new pad to be green space with Emerald Green arborvitae trees per submitted plan. Number and spacing of the arborvitae to be in accordance with landscape standards and indicated on revised site plan submitted to the Historic Preservation Officer for final review and approval.
- Install new parking pad in rear yard per submitted site plan:
 - 4-Car Pad—Thirty-two feet wide by eighteen feet deep (32’ W x 18’D) pad w/ four foot (4’) setback and three foot (3’) apron flare.
 - Individual auto parking spaces to be lined at eight feet wide by eighteen feet deep (8’W x 18’D)
- Certificate of Appropriateness to be issued following review and approval of revised site plan by the Historic Preservation Officer as indicated.

MOTION: Henry/Steirs(6-0-0) APPROVED

STAFF APPROVALS

• 17-12-1

665 Bedford Avenue

Old Oaks Historic District

Sarah Pomante (Applicant)

Edith Mason (Owner)

Approve Application #17-12-1, 665 Bedford Avenue, Old Oaks Historic District, as submitted and with all clarifications noted.

Remove and 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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
Owens Corning	Supreme 3-Tab	“Estate Gray”

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted at the Owner’s option “Tinner’s Red” or “gray” to match the new shingles as closely as possible
- 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.

- **17-12-2**

352-54 Chittenden Avenue

New Indianola Historic District

Benchmark Roofing & Restoration (Applicant)

ECE Investments/Attn.: Ed Pollock (Owner)

Approve Application #17-12-2, 352-54 Chittenden Avenue, New Indianola Historic District, as submitted and with all clarifications noted.

Remove and Install New Rubber Membrane Roof –Rear

- Remove the deteriorated, flat roof on rear of residence complete down to the sheathing. Dispose of all debris according to Columbus City Code.
- Install new half inch (1/2”) fiber board underlayment per industry standards and City Building Code.
- Install new .045 EPDM membrane with drip edge on all flat roof exterior edges per industry standards and City Building Code.
- New flat roofing to be tied into the existing asphalt shingle roofing per manufacturer’s specifications.

- **17-11-17a**

1126-28 Bryden Road

Bryden Road Historic District

Brian Cheng (Applicant/Owner)

Application #17-11-17 has been separated into Items ‘a’ for Staff Approval and Item ‘B’ for commission review (see above).

Approve Application #17-11-17a, 1126-28 Bryden Road Historic District, as submitted and with all clarifications as indicated.

Install New Asphalt Shingle Roof –Main House & Porches

- Remove all shingles on the main house and porches down to the sheathing and dispose of all debris according to Columbus City Code. [Note: Shingles may be installed over the existing shingles if there is only one shingle layer in place currently at the Owner’s option.]
- 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 metal flashing.
- 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>
CertainTeed	Carriage House (dimensional) (standard 3-tab)	Stonegate Gray
GAF	Slateline (dimensional)	English Gray Slate Weathered Slate
Certain Teed	(standard 3-tab)	Nickel Gray Weathered Wood
GAF	Royal Sovereign (standard 3-tab)	Nickel 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, and painted “gray” or “Tinner’s Red” at owner’s option.
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”

- 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.

Front Porch Repair

- Install temporary bracing per industry standards and all applicable City Building Codes to support the front porch roof as necessary.
- Remove any/all damaged and deteriorated structural framing components (i.e. header, ceiling joists, rafters, stringers, etc.) as necessary.
- Retain any/all original wooden trim and moldings that are in good condition.
- Dispose of any/all unusable debris per City Code.
- Make any/all structural repairs per industry standards and all applicable City Building Codes and install new wooden header beam of appropriate dimensions.
- Reinstall the existing cedar face trim across the new header beam.
- All finish trim to match the existing; like-for-like.
- **All exterior wooden trim elements to be painted and/or stained to match the existing exterior finish colors; like-for-like.**

Rear Porch Repair

- Remove any/all damaged and deteriorated wooden balusters and fascia trim.
- Dispose of any/all unusable debris per City Code.
- **Install new wooden balusters with face trim on both sided of the hand and foot rails complete so that the balusters are sandwiched between the face trim and the baluster ends are not visible on either side.**
- **All exterior wooden trim elements to be painted and/or stained to match the existing exterior finish colors;**

Repair Box Gutters—Main Roof and Front & Rear Porches

- Examine all box gutters on the all elevations 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.

- **17-12-3a & b**

1251 Bryden Road

Bryden Road Historic District

Central Community House of Columbus (Applicant/Owner)

Approve Application #17-12-3a & b, 1251 Bryden Road, Bryden Road Historic District, for renewal of expired COA #16-11-2a & #16-11-2b (expired October 18, 2017), for the exact same work as previously approved, for a period of one (1) year and as indicated.

17-12-3a

Signage

- Remove existing sign, and add new sign at street corner, per the submitted drawings (A3-2).

17-12-3b

Exterior Stairway/Carriage House

- Add black painted steel railing system to the exterior stair, at carriage house, to make code compliant.
- Thread galvanized wire cable through existing posts at four-inch (4") maximum horizontal spacing.
- Add 1 ½ "painted steel pipe for guard rail at top of stair.

Fencing

- Add new fencing, including driveway gates, per the submitted drawing and cut sheets (SP-1, A2-1).

Rear Steps/Sidewalk

- Remove existing sidewalk and steps at rear, per the submitted drawing (SP-1, A0-3).
- Remove the existing pipe hand rail, if the pipe hand rail is determined to the satisfaction of staff, to be non-contributing, and install new hand rail, per the submitted drawing (A3-1).

ADA Ramp/Parking

- Install ADA ramp at rear, per the submitted drawings (SP-1, A3-1).
- Add one (1) ADA parking space and surface striping.
- Any/all final details/materials/finishes to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Historic Resources Commission.

• **17-12-4**

1462-Bryden Road

Rescue Roofing & Siding (Applicant)

Bryden Road Historic District

Jinx Beachler (Owner)

Approve Application #17-12-4, 1462-Bryden Road, Bryden Road Historic District, as submitted and with all clarifications noted.

Remove and Install New Rubber Membrane Roof – Side Elevation/Rear

- Remove the deteriorated, flat roof on single-story side elevation/rear of residence complete down to the sheathing. Dispose of all debris according to Columbus City Code.
- Install new half inch (1/2”) fiber board underlayment per industry standards and City Building Code.
- Install new .045 EPDM membrane with drip edge on all flat roof exterior edges per industry standards and City Building Code.

Install New Gutter—Side Elevation/Rear

- Install new, metal, six inch (6”) half-round gutter and new, metal, round downspout on single-story side elevation/rear of residence.

• **17-12-5**

1711 Bryden Road

Martin Daniel (Applicant/Owner)

Bryden Road Historic District

Approve Application #17-12-5, 1711 Bryden Road, Bryden Road Historic District, as submitted with all clarifications indicated.

Repair & All Paint Exterior Wood Siding & Trim: House & Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like. Prepare all wood windows and exterior, wooden surfaces on the house 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

Repair Rear Porches

- Make any/all repairs to the first and second-story rear porches as necessary.
- Any/all new materials to match the original in style, type, and dimension; like-for-like.

Rebuild Front Porch Service Steps (East)

- Remove deteriorated concrete service steps and retaining walls and dispose of all debris per Columbus Building Code.
- Install new, concrete, front porch, service steps of the appropriate dimension and rise and run
- **All replacement concrete to be of exact same dimension, profile, and material as the original; like-for-like, and to be in accordance with industry standards and all applicable City Building Codes.**

Install Stair Handrails—Front (North) & Side (East) Porch Steps

- Prior to the installation of the new hand rails, examine the existing front porch service steps and perform any/all necessary site work to insure a stable and level foundation for the existing steps with appropriate slope for water drainage.
- Install a new black metal hand rail on front and side service steps in accordance with all applicable Columbus Building Codes [Note: Plumbers pipe with a combination of street and conventional 90’s is not appropriate and is not approved for use on this site.]

- Style of rails to be selected from one (1) of the following appropriate options:
- Install black pipe with malleable, adjustable fittings. Pipe diameter to be 1”-1 ¼” only.
 - b) Install a one-piece, black, tubular steel rail & post unit. Tube diameter to be 1”- 1 ¼” only.
 - c) Install a manufactured rail system per Fortin Welding & Mfg. Inc. (or like manufacturer) brochure, Model RSS,page #9.

Repair Main Roof Tile

- Repair main roof tile with new or used tile of same color and dimension in accordance with industry standards and all applicable City Building Codes.

Repair Chimney(s)

- Check all mortar joints on all 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.
- Replace any/all deteriorated, damaged, missing brick with new or used brick of same color and profile; like-for-like
- 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”)

• 17-12-6

1703 Bryden Road

Bryden Road Historic District

Martin Daniel (Applicant/Owner)

Approve Application #17-12-6, 1703 Bryden Road, Bryden Road Historic District, as submitted with all clarifications indicated.

Repair & All Paint Exterior Wood Siding & Trim: House & Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like. Prepare all wood windows and exterior, wooden surfaces on the house 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

Repair Rear Porches

- Make any/all repairs to the first and second-story rear porches as necessary.
- Any/all new materials to match the original in style, type, and dimension; like-for-like.

Rebuild Front Porch Service Steps (East)

- Remove deteriorated concrete service steps and retaining walls and dispose of all debris per Columbus Building Code.
- Install new, concrete, front porch, service steps of the appropriate dimension and rise and run
- **All replacement concrete to be of exact same dimension, profile, and material as the original; like-for-like, and to be in accordance with industry standards and all applicable City Building Codes.**

Install Stair Handrails—Front (North) & Side (East) Porch Steps

- Prior to the installation of the new hand rails, examine the existing front porch service steps and perform any/all necessary site work to insure a stable and level foundation for the existing steps with appropriate slope for water drainage.
- Install a new black metal hand rail on front and side service steps in accordance with all applicable Columbus Building Codes [Note: **Plumbers pipe with a combination of street and conventional 90’s is not appropriate and is not approved for use on this site.**]
- Style of rails to be selected from one (1) of the following appropriate options:
- Install black pipe with malleable, adjustable fittings. Pipe diameter to be 1”-1 ¼” only.
 - b) Install a one-piece, black, tubular steel rail & post unit. Tube diameter to be 1”- 1 ¼” only.
 - c) Install a manufactured rail system per Fortin Welding & Mfg. Inc. (or like manufacturer) brochure, Model RSS,page #9.

Repair Main Roof Tile

- Repair main roof tile with new or used tile of same color and dimension in accordance with industry standards and all applicable City Building Codes.

Repair Chimney(s)

- Check all mortar joints on all 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.
- Replace any/all deteriorated, damaged, missing brick with new or used brick of same color and profile; like-for-like
- 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".

- **17-12-7**

170 W. Jeffrey Place

Dick Baker Roofing (Applicant)

Old Beechwold Historic District

Anna Hoffman (Owner)

Approve Application #17-12-7, 170 W. Jeffrey Place, Old Beechwold Historic District, as submitted with all clarifications indicated.

Approve Application #17-12-7, 170 W. Jeffrey Place, Old Beechwold Historic District, as submitted and with all clarifications as indicated.

Install New Asphalt Shingle Roof –Main House

- Remove all shingles on the main house and porches down to the sheathing and dispose of all debris according to Columbus City Code. [Note: Shingles may be installed over the existing shingles if there is only one shingle layer in place currently at the Owner's option.]
- 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 metal flashing.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner as indicated. [**Note: The shingle is appropriate for the age and style of the 170 W. Jeffrey Place property.**]

Manufacturer:

CertainTeed

Style:

Landmark

Color:

Driftwood

- **Ridges are to be capped with cut shingle tabs which is appropriate for the style and age of this residence.**
- Upon completion, all metal valleys and flashing are to be painted to match the new shingle color as closely as possible.
- 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.

Remove and Install New Rubber Membrane Roof –Front/Right

- Remove the deteriorated, flat roof on front/right side elevation of residence complete down to the sheathing. Dispose of all debris according to Columbus City Code.
- Install new half inch (1/2") fiber board underlayment per industry standards and City Building Code.
- Install new .045 EPDM membrane with drip edge on all flat roof exterior edges per industry standards and City Building Code.
- New flat roofing to be tied into the existing asphalt shingle roofing per manufacturer's specifications.

- **17-12-8**

78 E. Frambes Avenue

Kohr Royer Griffith, Inc./Agent (Applicant)

Indianola Forest Historic District

Mac Park Properties (Owner)

[Note: This property had an attempted break-in event on December 3rd resulting in extensive rear door damage.]

Approve Application #17-12-8, 78 E. Frambes Avenue, Indianola Forest Historic District, as submitted with all clarifications indicated.

Replace Rear Entry Door

- Remove the damaged and non-repairable rear entry door and dispose of all debris per City Code.
- Repair or replace the rear door jamb per industry standards and all applicable City Building Codes as necessary.
- Install a new, half-lite, metal door of the same style and dimensions as the existing rear door.
- New door cut-sheet to be kept in the Historic Preservation Office property file for the permanent record.
- Door finish color to match the existing, previously approved exterior door/trim color schedule; like-for-like.

• **17-12-9**

1494 Bryden Road

Bryden Road Historic District

Adrian N. Calloway-Scott (Applicant/Owner)

Approve Application #17-12-9, 1494 Bryden Road, Bryden Road Historic District, as submitted with all clarifications indicated.

Repair & All Paint Exterior Wood Siding & Trim

- Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
- Prepare all wood windows and exterior, wooden surfaces on the house 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. Exterior Paint Schedule to be per submitted Olympic Maximum color chips submitted: Main Body = "Classic Buff" (#3006-10B); Primary Trim = "Universal Khaki" (#HCSW 3185) or "Himalayan Salt" (#HCSW 4045); Secondary Accent = "Fireweed" (#HCSW 2061). [Front gate color to be selected from the approved paint schedule noted.]

Repair Gutters & Downspouts

- Repair and/or replace any/all missing gutters and downspouts with new metal gutters and downspouts of appropriate historic style and dimensions; like-for-like.
- Color to match the approved paint schedule.

Public & Service Walks

- Repair/replace existing concrete public and service walk(s) per industry standards and all applicable City Building Codes.
- Sidewalk dimensions to match the existing locations and dimensions; like-for-like.

• **17-12-10a**

664 S. Champion Avenue

Old Oaks Historic District

664 Champion Avenue, LLC. (Applicant/Owner)

Application #17-12-10 was separated into Item 'a' for Staff Approval and Item 'b' for commission review (see above).

Approve Application #17-12-10a, 664 S. Champion Avenue, Old Oaks Historic District, as submitted with all clarifications indicated.

Repair Siding

- Remove any/all deteriorated and damaged mineral fiber siding and dispose of all debris per City Code.
- Install new mineral fiber siding of same dimension and profile; like-for-like.

Replace Concrete Drive

- Remove any/all deteriorated and damaged concrete drive and apron and dispose of all debris per City Code.
- Install new concrete drive and apron in the exact same location and of the same size per City Code and industry standards; like-for-like.

Install New Concrete Porch Floor--Front

- Repair existing concrete porch floor as necessary per City Building Code and industry standards.
- Pour new concrete porch floor of the same dimensions and smooth finish per City Building Code and industry standards.

• **17-12-11**

150 W. Beechwold Boulevard

Old Beechwold Historic District

Nicholson Builders (Applicant)

Dick & Linda Beckett (Owners)

Approve Application #17-12-11, 150 W. Beechwold Boulevard, Old Beechwold Historic District, as submitted with all clarifications indicated.

Replace French Screen Doors

- Remove the existing deteriorated and damaged wooden screen doors and dispose of all debris per City Code.
- Install new, African mahogany, wooden French screen doors with smooth bottom rail to match the original exterior doors.
- New wooden French screen doors to match the existing wooden screen doors in all other components with the exception of the bottom rail treatment noted; like-for-like.

• **17-12-12**

1556-58 Bryden Road

Bryden Road Historic District

Ricardo Montalvan Fabergas (Applicant/Owner)

Approve Application #17-12-12, 1556-58 Bryden Road, Bryden Road Historic District, as submitted with all clarifications indicated.

Replace Master Bedroom Windows

- Remove three (3) deteriorated and damaged, wooden windows (2-paired unit & 1-single unit) in the master bedroom and dispose of all debris per City Code.
- Install three (3) new all wood (i. e. inside and out), Marvin windows of the same dimensions and profiles in the exact same locations; like-for-like.
- Exterior window paint color to match the existing window color; like-for-like.

• **17-12-13a**

168 E. Northwood Avenue

Northwood Park Historic District

Angela McCausland Potts (Applicant/Owner)

Application #17-12-13 has been separated into Item 'a' for Staff Approval and Item 'b' for commission review (see above).

Approve Application #17-12-13a, 168 E. Northwood Avenue, Northwood Park Historic District, as submitted and with all clarifications noted.

Install New Sign

- One (1) sign only, to be placed on the exterior wall of the ground floor façade only, near the main entrance, in a location that does not damage or conceal significant architectural features or details. Sign to be no larger than eighteen inches wide by twelve inches high (max. = 18"W x 12"H).
- Text to be limited to phone number and contact/company name and logo only.
- Exact location, size, text, and materials to be submitted to the Historic Preservation Officer for review and approval prior to installation of permanent or temporary signage.

• **17-12-14**

247 E. Oakland Avenue

Northwood Park Historic District

Bradford Exteriors (Applicant)

George Young(Owner)

A complete application with detailed photos of the existing damaged and deteriorated slate roof has been submitted by a licensed contractor (#L00200) who has consulted with the Historic Preservation Officer.

Approve Application #17-12-14, 247 E. Oakland Avenue, Northwood Park Historic District, as submitted with all clarifications indicated.

Remove Deteriorated Slate and Install New Asphalt Shingle Roof—(Main Roof Only Excluding Porch Roofs)

- Remove the existing, deteriorated, slate shingle roof which is beyond repair down to the sheathing and dispose of all debris per 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:

Owens Corning

Style:

(standard 3-tab)

Color:

Estate Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray” at Owner’s option.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray” at Owner’s option.
- 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.

Staff Recommendation Item #1, Item #2, Item #3, and Item #5 converted to Staff Approvals following the Business Meeting presentation by the Historic Preservation officer. (See above)

- **17-12-10b**

664 S. Champion Avenue

Old Oaks Historic District

664 Champion Avenue, LLC. (Applicant/Owner)

Application #17-12-10 was separated into Item ‘a’ for Staff Approval and Item ‘b’ for commission review. The application was converted to Staff Approval following discussion and review at the December 14th Business Meeting. Approve Application #17-12-10b, 664 S. Champion Avenue, Old Oaks Historic District, as submitted with all clarifications indicated.

Replace All Windows

- Remove all wood windows which are severely deteriorated and beyond repair and dispose of all debris per City Code.
- Install new, Jeld Wen, all-wood windows of the exact same size in the exact same location per submitted Holmes Lumber (HLB) specifications.

- **17-12-15**

705 Oakwood Avenue

Old Oaks Historic District

Sean Socha & Ashley Saltzman (Applicants/Owners)

Approve Application #17-12-15, 705 Oakwood Avenue, Old Oaks Historic District, as submitted with all clarifications indicated.

Construct New Frame Garage

- Remove the portion(s) of the existing wooden privacy fence for site preparation and salvage all fence components for reuse (see below).
- Construct a new, wood-frame, two-car garage in the rear yard per submitted site plan and elevations.
- Siding to be vinyl with 2 ½” reveal and wood trim; colors to match the existing house colors; Body = ‘Blue’; Trim = ‘White’.
- Gable end roof with 4/12 pitch and twelve inch (12”) eave overhangs
- Overhead door to be one (1) door that visually appears as two (2) overhead doors.
- Service door to be plain or four-panel door.
- Door cut sheets to be submitted to the Historic Preservation Officer for final review and approval prior to issuance of the C. of A.
- Any/all exterior lighting fixture styles and locations to be submitted to the Historic Preservation Officer for final review and approval prior to issuance of the C. of A.

Add New Privacy Fence Connector

- Install the salvaged, rear yard, wooden privacy fence (see above) on the front side (i.e. south) elevation.
- New wooden fence section to connect to the existing privacy fence and run along the service walk east and return to the house with a new matching entry gate installed behind the existing front entry window.
- All work to be as per submitted site plan.

- **17-12-16**

44 W. Royal Forest

Alice Carpenter & Richard Heffelfinger (Applicants/Owners)

Old Beechwold Historic District

Approve Application #17-12-16, 44 W. Royal Forest Boulevard, Old Beechwold Historic District, as submitted with all clarifications indicated.

Construct Rear Yard Potting Shed

- Prepare the rear yard site, as necessary, per City Code and industry standards.
- Remove one (1) deteriorated, mature pine tree and dispose of all debris per City Code.
- Construct a new, wood-frame, twelve foot by twenty foot potting shed per submitted plans and elevations.
[Note: The new potting shed is to be constructed above grade with no footers of in-ground foundation per City Code.]
- Siding to be board-and-batten with one (1) wooden window, metal roof, and wooden eave over hangs with no gutters.
- All work to be as per submitted plans.
- Solid-color stain color ship to be submitted to the Historic Preservation Officer for final review and approval and inclusion in the historic property file.

• **17-12-18**

5055 Dierker Road

Columbus Register Individual Listing

John Chess (Applicant/Owner)

Approve Application #17-12-18, 5055 Dierker Road, Columbus Register Individual Listing, as submitted and with all clarifications indicated

Install Temporary Construction Notice Sign

- Per submitted rendering

Install Final Signage

- **Thirty-six inch (36") spherical sign with original artwork. Final sign plan with measurements, materials list, and color schedule to be submitted to the Historic Preservation Officer for final review and approval in consultation with the Historic Resources Commission prior to the installation of the any/all permanent signage.**

Revise Previously Approved Plans

- Install stucco finish in lieu of approved brick on upper half of entrance and restroom area

Revise Faux Window Treatment

- Install wooden, non-operable shutters in lieu of previously approved faux windows.

Revise Finish Treatment in Areas between Buildings and Courtyard

- Remove brick treatment from sills and below.

Gutters

- Original residence to have half-round, metal gutters and round downspouts of appropriate size per previous review.
- Gutters on the new addition to be ogee, metal gutters and corrugated downspouts of appropriate size.

Remove Faux Barn Door—North Elevation

- Faux barn door not necessary as the new grain bin will be installed at that location.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURN

MOTION: Henry/Prosser (5-0-0) ADJOURNED (6:56 P.M.)

Historic Resources Commission Minutes

December 21, 2017

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