

GERMAN VILLAGE COMMISSION MINUTES

Wednesday, January 3, 2018
4:00 p.m.

German Village Meeting Haus – 588 S. Third Street

Commissioners Present: Charissa W. Durst, Jeff Ferriell, Anthony Hartke, Karen McCoy, Mark Ours (arrived 5:30 p.m.
Agenda Item #12) James Panzer, Ned Thiell

Commissioners Absent:

City Staff Present: Connie Torbeck

German Village Society Staff Present: Nancy Kotting

- I. CALL TO ORDER – 4:05 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, January 30, 2018 – 50 W. Gay Street, 1st Floor, Conference Room A.
- III. NEXT COMMISSION HEARING – 4:00 p.m., Tuesday, February 6, 2018 – 588 South Third Street
- IV. SWEARING IN OF STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES, Tuesday, December 5, 2017
MOTION: Thiell/Panzer (6-0-0) APPROVED
- VII. STAFF APPROVALS – The German Village Commission hereby accepts all Staff Approved items, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Panzer/Durst (6-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS
 1. **18-1-9** (*not required to attend*)
225-227 East Whittier Street
WeeKhen Lai & Yu-hsin Chen (Applicant)
WeeKhen Lai & Yu-Hsin Chen (225) & Scott Pritchett (227) (Owners)
Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.
Approve Application 18-1-9, 225-227 East Whittier Street, as modified, with all clarifications, as noted:
Install New Garage Doors
 - Remove the two sets of existing, original, vertical board, out-swinging garage doors on the left/west side of the south elevation (225 E. Whittier) and the one set of existing, original, vertical board, out-swinging garage doors on the right/east side of the south elevation (227 E. Whittier), per the submitted photographs. An interior wall divides the two car space on the west from the one-car space on the east.



- Install new steel or wood doors with applied wood trim in an appropriate, vertical-board design, to compliment, but not replicate, the original doors.
- A single door may be used on the two-car space and must be trimmed out to have the appearance of two doors. The appearance of double, out-swinging doors is not required.
- Final drawing and/or cut sheet to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

MOTION: Durst/McCoy (6-0-0) APPROVED

2. 18-1-10

724 Jaeger Street

Danielle Moore/Able Roofing (Applicant)

Richard Zollner (Owner)

Following presentation by the Applicant, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 18-1-10, 724 Jaeger Street, as submitted, with all clarifications, as noted:

Remove Slate and Install New Asphalt Shingle Roof/Garage

- Remove all slate on the garage 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.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following 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

☐ 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."
- 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.

MOTION: Ferriell/Thiell (6-0-0) APPROVED

Agenda Item # 8 was heard following Agenda Item #2

3. 18-1-11 (not required to attend)

399 East Livingston Avenue

Thomas Brigdon/Northstar Realty (Applicant)

Education First Credit Union (Owner)

Prior to review of Application # 18-1-11, Chairperson Hartke noted the need to recuse himself from the proceedings, and exited the hearing room. Commissioner Panzer assumed the role of Chairperson.

Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 18-1-11, 399 East Livingston Avenue, as submitted, with all clarifications, as noted:

Pole Sign

- Install one (1) freestanding pole, not to exceed 15' tall, with/hanging 33" diameter logo disk, per the submitted drawing (total 6 s.f.).
- Sign to be externally illuminated.

MOTION: Thiell/Durst (5-0-1[Hartke-recused]) APPROVED

4. 18-1-12 (not attending)

688 Mohawk Street

Donald Thibaut (Applicant/Owner)

Prior to review of Application # 18-1-12, Chairperson Hartke returned to the table and resumed the role of Chairperson.

Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

In the absence of the Applicant, continue Application 18-1-12, 688 Mohawk Street, to retain an existing greenhouse, and direct Historic Preservation Office staff to place on the Tuesday, February 6, 2018 German Village Commission agenda.

MOTION: Panzer/McCoy (6-0-0) CONTINUED

CONTINUED APPLICATIONS

5. 17-12-25 (not attending)

228 East Beck Street

City of Columbus Recreation and Parks Dept. & German Village Garten Club (Applicants)

City of Columbus (Owner)

Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

In the absence of, and at the request of the Applicant, continue Application 17-12-25, 228 East Beck Street, for construction of a new pergola, and direct Historic Preservation Office staff to place on the Tuesday, February 6, 2018 German Village Commission agenda for further review.

MOTION: Panzer/Ferriell (6-0-0) CONTINUED

6. 17-11-29a

503 South Third Street

Jon Halverstadt (Applicant/Owner)

Following presentation by the Applicant, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Continue Application 17-11-29a, 503 South Third Street, for demolition of an existing garage and construction of a new garage, and direct Historic Preservation Office staff to place on the Tuesday, February 6, 2018 German Village Commission agenda for further review.

MOTION: Panzer/Ferriell (6-0-0) CONTINUED

Commissioner Comments:

- Please submit more detailed information/drawings for final review, including:
Detail of the stairs from the house to the garage; Roof details; Wall section; Dimensions - height, trim, etc.;
Materials; Gutters; the area beneath the dormer windows on the west elevation.

7. 18-1-14

503 South Third Street

Jon Halverstadt (Applicant/Owner)

Following presentation by the Applicant, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Request for Variance Recommendation

Upon review of Application #18-1-14, 503 South Third Street, the German Village Commission recommends approval of the proposed variances, as submitted:

1. 3332.18 - Basis of computing area.

Area shall be computed based on the following guidelines:

(D) Wherein no dwelling hereafter erected shall occupy alone or together with any other building greater than 50 percent of the lot area; nor shall any manufactured home hereafter erected occupy alone or together with any building greater than 50 percent of the lot area.

Total lot size: 2628.195

Previous lot coverage:(Old Garage+House) = 1473 sq ft.; $1473/2628.195 = 56\%$ lot coverage

The current structure is non-conforming.

New lot coverage: (New Garage+House) = 1771 sq ft.; $1771/2628.195 = 67\%$ lot coverage - Adding 11%

2. 3332.27 - Rear yard.

Wherein each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

A legally sufficient perimeter yard shall satisfy the rear yard requirement for a multiple dwelling development located in an R-4 residential district.

Current yard coverage= 30%

The current structure is non-conforming.

New Yard coverage= 74%

MOTION: Panzer/Thiell (6-0-0) APPROVAL RECOMMENDED

Reasons for Recommendation:

- A curb cut will be eliminated on South Third Street, which will provide one (1) public parking space.
- The historic curb cut on Blenkner Street will be maintained.
- The expanded new garage design will provide two off-street parking spaces for 503 S. Third Street.
- The existing site is already non-conforming in regard to both variances.

8. 17-12-8a**175 East Deshler Avenue****Able Roof (Applicant)****Larry Little (Owner)**

Following presentation by the Applicant, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 17-12-8a, 175 East Deshler Avenue, as modified by the Applicant, with all clarifications, as noted:

Repair Box Gutters

- Examine all box gutters on all elevations of the house, 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.

MOTION: Panzer/Durst (6-0-0) APPROVED

Agenda Item # 3 was heard following Agenda Item #8

9. 17-12-24**207 East Deshler Avenue****Ziad Shaheen (Applicant/Owner)**

Following the presentation by the Applicant, Chairperson Hartke called all those wishing to speak in order of speaker slip received.

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Steven J. Umana for Sally Levy (199 E. Deshler Ave.) Joseph & Joseph Attorneys 155 W. Main St Columbus OH 43215	<ul style="list-style-type: none"> • Noted that there are currently multiple color swatches painted on the west/199 side of the fence. • Believes the fence should be painted one color, preferably the same color existing on the 207/east side. • When the fence is painted on the 199 E. Deshler side, Mrs. Levy wants to be notified of the contractor's name and contact #.

Following the public speaker(s), further presentation by the Applicant, and additional discussion and review, the following motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 17-12-24, 207 East Deshler Avenue, as submitted, with all clarifications, as noted:

Fence Paint Color

- Apply final paint color to the west/199 E. Deshler Ave. side only of the existing fence, per the submitted color chip. Color to be Sherwin Williams SW 6797 "Jay Blue."
- Existing concrete posts to remain unpainted, as is.

MOTION: Durst/Thiell (2-4[Hartke-Ferriell-McCoy-Panzer-against]-0) DENIED

Reason(s) for Denial:

German Village Guidelines for “Fences and Walls” (page 114-115):

4. Wood fences should be painted or stained with an opaque stain compatible with the house’s colors and should not be left to weather.

C.C. 3116.11 Standards for Alteration:

- (12) In passing upon appropriateness, the Commission shall consider, in addition to any other pertinent factor, the architectural characteristics typical of structures in the District or Listed Property, the historical and architectural value and significance, architectural style, general design, arrangement, texture, material, and color of the architectural feature involved and its relation to the architectural features of other contributing properties in the immediate neighborhood.

REHEARING

10. 18-1-15 (not attending)

179 East Deshler Avenue

William Hugus Architects (Applicant)

Chip Burke (Owner)

Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

In the absence of, and at the request of the Applicant, continue Application 18-1-15, 179 East Deshler Avenue, for a Rehearing regarding installation of aluminum-clad windows, and direct Historic Preservation Office staff to place on the Tuesday, February 6, 2018 German Village Commission agenda for further review.

MOTION: Panzer/Durst (6-0-0) CONTINUED

NEW APPLICATIONS

11. 18-1-16

619 South Lazelle Street

Zachary Butdorf (Applicant)

Kim Howenstein (Owner)

Following presentation by the Owner, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 18-1-16, 619 South Lazelle Street, as modified by the Owner, with all clarifications, as noted:

Exterior Painting

- Paint the previously painted stone window sills and lintels, door lintel, and water table on all elevations and the concrete stoop on the front elevation, to cover the existing black paint, as applied prior to review and approval.
- **All previously painted stone window sills and lintels, door lintel, and water table and concrete stoop to be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chip to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.
- Existing “Black” wood, window and door trim may remain black.
- Retain existing, exterior light fixture, as installed.

MOTION: Panzer/Ferriell (6-0-0) APPROVED

12. 18-1-17

595 South Sixth Street

Dave Plunkett (Applicant)

Jim Plunkett (Owner)

Prior to review of Application # 18-1-17, Commissioners McCoy and Thiell noted the need to recuse themselves from the proceedings, and exited the hearing room.

Following presentation by the Applicant, and additional discussion, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Divide Application #18-1-17 into Items 'a' for the pergola, AC condenser screening, and mini-split; and 'b', for a new inset porch.

MOTION: Panzer/Ours (5-0-2[McCoy- Thiell-recused]) APPROVED - Application Divided

Following further presentation by the Applicant, and additional discussion, and review, the following motions were made, votes taken, and results recorded, with the following clarifications, as indicated.

18-1-17a

Approve Application 18-1-17a, 595 South Sixth Street, as submitted, with all clarifications, as noted:

New Pergola

- Build new 10' x 12', cedar pergola by "Backyard Discovery," with new stone patio, per the submitted drawing and product cut sheet.

AC Condenser Screening

- Install new wood fence enclosure for existing AC condenser unit.
- Drawing/final design and color for enclosure to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

New Mini-split

- Install new mini-split AC unit for existing garage.
- Line set to be buried from unit into garage.

MOTION: Panzer/Ours (5-0-2[McCoy-Thiell-recused]) APPROVED

18-1-17b

Approve Application 18-1-17b, 595 South Sixth Street, as modified by the Applicant, with all clarifications, as noted:

New Inset Porch

- Build a new 125 sf, covered porch within the ell on west side of existing house, per the submitted site plan.
- Porch to be free standing, with pilasters adjacent to exterior brick wall (not attached to brick wall).
- Porch to be painted wood with 5 1/4" x 6" wood decking and painted wood posts, steps, and railings.
- Railing to be a single, horizontal, wood railing, to match existing railing on front porch.
- Top of porch deck to be below the water table.

MOTION: Panzer/Durst (2-3[Durst-Hartke-Ours-against])-2 [McCoy- Thiell-recused]) DENIED

Reason(s) for Denial:

- The proposed porch is visible from the public right-of-way.

C.C. 3116.11 Standards for Alteration:

- (10) Whenever possible, a new addition or alteration shall be accomplished so that its future removal will not impair the essential form and integrity of the structure.
- (12) In passing upon appropriateness, the Commission shall consider, in addition to any other pertinent factor, the architectural characteristics typical of structures in the District or Listed Property, the historical and architectural value and significance, architectural style, general design, arrangement, texture, material, and color of the architectural feature involved and its relation to the architectural features of other contributing properties in the immediate neighborhood.

13. 18-1-18

827 City Park Avenue

Urban Order Architecture (Applicant)

Evan & Kim Sauer (Owner)

Prior to review of Application # 18-1-18, Commissioners McCoy and Thiell returned to the table.

Following presentation by the Owner, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 18-1-18, 827 City Park Avenue, as submitted, with all clarifications, as noted:

Demolition

- Demolish the existing, one-story, concrete block rear addition.

New Addition

- Build new, one-and-one-half story rear addition with one-story connector, per the submitted drawings.
- Windows to be one-over-one, wood, double-hung sash. Cut sheets to be submitted to HPO staff for final review and approval.
- Roofing to be asphalt shingles from the approved roofing shingles list.
- Gutters to be k-style/ogee aluminum gutters and downspouts.
- Doors on east and south elevation to be wood, ¾ lite and ½ lite, per the submitted drawings. Cut sheets to be submitted to HPO staff for final review and approval.

Reasons for Approval of Demolition:

From the August 1, 2017 GVC hearing:

Based on HPO staff's site visit report and the testimony of the architect, the Commission concurred that the existing, concrete block, rear addition is not original and/or is highly modified. It lacks architectural significance and integrity.

MOTION: Panzer/Ferriell (7-0-0) APPROVED

CONCEPTUAL REVIEW

14. 18-1-19

576-578 South Fifth Street

Brian & Crystal Santin (Applicant/Owner)

Prior to review of Application # 18-1-19, Commissioners Panzer and Ours noted the need to recuse themselves from the proceedings, excused themselves from the remainder of the hearing, and left the building.

- Repair and/or replace chimney caps and pots
- Replace existing asphalt shingle roof with like material from the approved shingle list
- Replace non-original skylights with low profile units of the same size
- Replace half round gutters—like for like
- Repair and/or replace existing wood and slate (dormer) trim for like
- Repair masonry throughout
- Replace windows
- Add dormer to the north roof slope
- Remove non-original rear porch roof and replace with enclosed porch with roof deck

(NOTE: The home originally had a roof deck at this location, as evidenced by the second-floor doors.)

- Replace existing 2nd floor rear doors with full light doors
- Add 7.5 x 10 ft. vestibule adjacent to new porch
- Add 10 x 11 ft. greenhouse to west wall of garage
- Add 4 x 8 ft. shed dormer to north wall of garage
- Replace existing fence at rear of property with 6 ft. fence with mechanical gate
- Install 5 ft. fence between greenhouse and home in west side yard
- Install wrought iron gate in south fence
- Repair and relay existing brick sidewalk with radiant heating

- Replace non-original paver driveway

Following presentation by the Applicant, Chairperson Hartke opened the discussion, and Commission members provided comments to assist the Applicant in preparing for further review. HPO staff noted that several of the listed work items will be staff approvable with submittal of a separate application.

Commissioner Thiell:

- Will need to establish the historic and architectural significance of the garage, because a lot of modification is being proposed.
- Will need to understand the affect the greenhouse will have on the garage. How transparent would the greenhouse be? How would it be attached to the garage?
- If the greenhouse is a separate, ancillary building, it could be higher than the garage. The base would also not need to be wood if separate. Thinks stone or concrete would be a better choice.
- Wonders if the second floor door openings on the rear of the house are original.
- Agrees with Commissioner Durst that the north wall of the proposed addition needs to pull back a bit (south) off of the corner of the main building. Also, the vestibule needs to pull a bit off the corner and go back towards the alley. Pulling back the depth of one brick (8") would be sufficient.
- Consider making the entire rear elevation of the addition one elevation – one massing. Pull the vestibule to the east.
- Not opposed to a more contemporary, architectural concrete for the base of the rear addition, but the concrete pattern will need to reflect the pattern of the panes of glass in the windows above.

Commissioner Ferriell:

- If the greenhouse is separate from the garage, it would not need to be wood - concrete or stone could be considered.
- Will need to consider any neighboring, private areas the roof deck would look down onto.

Commissioner Hartke:

- The lot is visible from Beck St, Fifth St and across the alley is Frank Fetch Park, so the relationship between the garage and greenhouse will be very visible.
- A garage dating from the 1920s or 1930s would likely be considered significant.
- Note: HPO staff noted that mid-Century buildings are beginning to be looked at more closely for their significance.
- The “living roof” on the addition speaks well to the greenhouse and the garden. Has some concern about any rooftop railings being visible from the primary façade (if extended over the “living roof”).
- Regarding putting a new gate opening in the existing south fence - cutting into historic material and replacing it with a replication of something could be a potential eyesore. Salvaging the section of removed fence and making it into a gate could be considered. More photos and details would be needed.
- Provide information for any variances that will be required.

Commissioner McCoy:

- Traditionally, greenhouses have smaller panes of glass, which would match the proposed porch addition.
- If the garage is determined to be significant, an addition to a significant structure should look different than the main structure.
- A stone knee wall for the greenhouse rather than wood could be appropriate.
- A connector piece with the garage would not need to be very wide.
- Also thinks a masonry base would be more appropriate for a greenhouse.
- Look at whether the wood panels on the fence along the alley could be more consistent in size.

Commissioner Durst:

- If the garage is determined to be significant, the greenhouse roof should be pulled away, not connected to, the garage, with a connector piece.
- The greenhouse could be the same height as the garage, but the connector should be lower.

- The wall of an addition should not be flush with the wall of the main building. Try to pull it in a bit so the corner of the existing house is still visible.
- Look at breaking up the base material on the rear addition so it is not a blank wall.

NO ACTION TAKEN

STAFF APPROVALS

(The following applicants are not required to attend)

- **18-1-1**

73-75 East Blenkner Street

Brian T. Odonnell (Applicant/Owner)

Approve Application #18-1-1, 73-75 East Blenkner Street, as submitted, with all clarifications noted:

Install New Windows

- Remove the one (1) existing, non-original, one-over-one, double-hung sash on the second floor, east gable, and the one (1) existing, non-original, one-over-one, double-hung sash on the second floor, west gable.
- Install new, Jeld-Wen, all wood (interior/exterior), one-over-one, double-hung sash windows in the same locations.
- New windows are to fit the existing window openings.
- Install new, wood, exterior casings and sill to match existing.

- **18-1-2**

503 South Third Street

Jon Halverstadt (Applicant/Owner)

Approve Application #18-1-2, 503 South Third Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the 1.5 story, brick house, as needed (soffit, fascia, windows, dormer, etc). 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 1.5 story brick 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. Paint color to match the "Sandstone" color of the new storm windows.
- Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for the file.
- **Any previously unpainted, masonry (i.e., brick walls; stone foundation and concrete/stone window sills) is to remain unpainted.**

- **18-1-3**

835 South Fifth Street

Tom Pappas (Applicant)

Thomas & Tami Pappas (Owners)

Approve Application #18-1-3, 835 South Fifth Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the house, 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 asphalt shingles. Manufacturer and color to be:

[] Certain Teed

(standard 3-tab)

[] Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner’s Red.”
- 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.

- **18-1-4**

192 East Beck Street

Eleanor Alvarez (Applicant/Owner)

Approve Application #18-1-4, 192 East Beck Street, as submitted, with all clarifications noted:

Tree Removal

- Due to extensive decay in the trunk of the tree, remove the Sycamore tree, located on private property, at the northwest corner of E. Beck Street and Macon Alley, per the submitted photos and arborist’s report.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.
- A new, size appropriate tree is to be planted within the same general area as the tree that has been removed.
- The species of the new tree to be an Ivory Silk Tree lilac, Beethoven Amur Maple, or Mozart Amur Maple.

- **18-1-5**

140 Reinhard Avenue

Kristen & Scott Shemory (Applicant/Owner)

Approve Application #18-1-5, 140 Reinhard Avenue, as submitted, with all clarifications noted:

Install New Brick Sidewalk

- Remove the existing, concrete, public sidewalk located in front of the property, and dispose of all debris in accordance with Columbus City Code.
- Install new paving bricks in a pattern to match the existing, neighboring, brick sidewalk to the east or to the west, per the submitted site plan.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.
- Install new plantings in the tree-lawn area planting beds, per the submitted site plan.

- **18-1-6**

633 Brust Street

Able Roof (Applicant)

Cody Fitch & Whitney Cole (Owners)

Approve Application #18-1-6, 633 Brust Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the 1990, two-story, frame dwelling, 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 asphalt shingles. Manufacturer and color to be:

Manufacturer:

Style:

Color:

[] Certain Teed

(standard 3-tab)

[] Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- 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.

Install New Skylights

- Remove the two (2) existing skylights on the north and south slopes of the gable roof.
- Install two (2) new, low profile skylights of the same dimensions, in the same locations.

- **18-1-7**

618 South Lazelle Street

Punch Out Plus, LLC. (Applicant)

Mithoff Investments, LLC. c/o Mark Talis (Owner)

Approve Application #18-1-7 618 South Lazelle Street, as submitted, with all clarifications noted:

Install New Door

- Remove the damaged, wood, half-light, three-panel door on the rear elevation of the brick rowhouse, per the submitted photographs.
- Install a new Rogue Valley, wood (fir), half-light, three-panel door of the same dimensions, in the same location, per the submitted product cut sheet/specifications.
- Install new hardware, per the submitted cut sheet.
- Exterior paint color to match existing, maroon color.

- **18-1-8**

630 South Third Street
Vanna Hager for Golden Hobby Shop (Applicant)
City of Columbus (Owner)

Approve Application #18-1-8, 630 South Third Street, as submitted, with all clarifications noted:

Exterior Painting/Doors

- 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 north elevation and south elevation entrance doors for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be SW6181- "Secret Garden," per the submitted paint color chip.

- **18-1-13**

541 South Lazelle Street
Danielle Moore/Able Roof (Applicant)
Kyle Nichols (Owner)

Approve Application #18-1-13, 541 South Lazelle Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the frame house, 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 asphalt shingles. Manufacturer and color to be selected by the owner from the following 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

☐ 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."
- 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.

X. OLD BUSINESS

XI. NEW BUSINESS

Chairperson Hartke briefly discussed a letter from Planning Administrator, Kevin Wheeler, outlining plans to move all architectural review commission meetings to the Coleman Government Center in 2018. Copies of the letter were provided to Commissioners present.

XII. ADJOURNMENT

MOTION: Ferriell/Thiell (5-0-0) ADJOURNED 6:56 P.M