

**HISTORIC RESOURCES COMMISSION  
MEETING MINUTES**

**Thursday, February 15, 2018**

**6:00 p.m.**

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

**Commissioners Present:** Steward Gibboney, Charles Rowan, Joe McCabe, Clyde Henry, Dan Morgan  
Abbie Stiers (arrived 6:10), Erin Prosser (arrived 6:10).

**City Staff Present:** Randy Black.

**I. CALL TO ORDER—6:00**

**I. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, March 8, 2018 – 50 W. Gay St. – First Floor - Conference Room ‘A’**

**II. NEXT COMMISSION MEETING – 6:00 pm, Thursday, April 19, 2018 – 50 W. Gay St. – First Floor - Conference Room ‘B’**

**II. APPROVAL OF Thursday, January 18, 2017 MEETING MINUTES**  
MOTION: Henry/McCabe (4-0-1) [Gibboney] APPROVED

**III. 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: Henry/Morgan (7-0-0) ACCEPTED INTO THE PERMANENT RECORD

**III. PUBLIC FORUM**

- **18-2-8a**

**1223 E. Main Street (aka ‘Hamilton Residence)**

**Designing Local/Attn.: Joshua Lapp (Applicant)**

**John Hairston (Owner)**

*An Application with current photos, detailed narrative, and historic research has been submitted. The Applicant has consulted with the Historic Preservation Officer. The 1223 E. Main Street property is an excellent example of early an early Twentieth Century commercial urban building (grocery store) with residential units above. The signed Owner Consent Form was provided prior to commission review.*

List on the Columbus Register of Historic Properties

- Excellent example of early urban grocery retail building.
- Original architectural plans have been submitted for the permanent City Historic Preservation Office property file.
- Period of significance is from date of construction to the building purchase by the Kroger Company (1907-1919).
- 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.

*Following the Historic Preservation Officer Report and the presentation by Designing Local, Joshua Lapp Applicant, and review by the commissioners, a motion was made, vote taken, and results recorded as indicated.*

Recommend approval of the nomination of the property located at 1223 E. Main Street to the Columbus Register of Historic Properties per the stipulations of City Code Chapter 3117.04 'Duties' and under Columbus Register Criteria 'A' 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."

MOTION: McCabe/Stiers (5-0-0) RECOMMEND APPROVAL

- **18-2-8b**

**1233 E. Main Street (aka 'Hamilton Residence)**

**Designing Local/Attn.: Joshua Lapp (Applicant)**

**Danielle Rohrbach (Owner)**

*An Application with current photos, detailed narrative, and historic research has been submitted. The Applicant has consulted with the Historic Preservation Officer. The 1233 E. Main Street property is an excellent example a residential vernacular building urban building located in the East Main Street corridor. The signed Owner Consent Form was provided prior to commission review.*

List on the Columbus Register of Historic Properties

- Excellent example of early urban residential vernacular building type.
- Original architectural plans have been submitted for the permanent City Historic Preservation Office property file.
- Period of significance (1907-1957) is from the date of construction in 1907 to 1957 the building is an excellent example of mixed-use buildings that lined the commercial urban corridor in the first half of the Twentieth Century.
- 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."

*Following the Historic Preservation Officer Report and the presentation by Designing Local, Joshua Lapp Applicant, and review by the commissioners, a motion was made, vote taken, and results recorded as indicated.*

Recommend approval of the nomination of the property located at 1233 E. Main Street to the Columbus Register of Historic Properties per the stipulations of City Code Chapter 3117.04 'Duties' and under Columbus Register Criteria 'A' 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."

MOTION: Henry /Stiers (6-0-0) RECOMMEND APPROVAL

- **18-2-16**

**Ohio Health (Applicant)**

**Request to Rename Southeast Corner of Olentangy River Road and W. North Broadway to Healthy Community Way and Ohio Health Parkway**

- Labeled map exhibit provided.

Street Renaming Request

- Rename Southeast Corner of Olentangy River Road and W. North Broadway to Healthy Community Way and Ohio Health Parkway.

Background: The City Department of Public Service received a request to rename two (2) existing service roads located at the southeast corner of Olentangy River Road and W. North Broadway. The names 'Healthy Community Way' and 'Ohio Health Parkway' will be in place as indicated on the street map provided. The 1951 Sanborn Map (Index Page, Volume 6A) indicates no streets in this location

and no historic street names are being affected by this renaming. H. P. O. recommends approval of the street name change as requested.

*Upon review and consideration of the proposed street name change following the presentation by the Historic Preservation Officer, a motion was made, vote taken, and results recorded as indicated.*

**RECOMMENDATION:**

- Recommend approval of the request to rename the Southeast Corner of Olentangy River Road and W. North Broadway to Healthy Community Way and Ohio Health Parkway per the map provided and dated 2/15/18.

MOTION: Henry/Stiers (6-0-0) RECOMMEND APPROVAL

**IV. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

**STAFF RECOMMENDATIONS**

*Staff Recommendation Items #1, #2, and #6 were converted to Staff Approval following the Business Meeting review and subsequent discussion with the Applicant. (See below)*

1. **18-2-9**—*Converted to Staff Approval*  
**92-94 E. Frambes Avenue**  
**Fred Hutchison, Architect (Applicant)**

**Indianola Forest Historic District**  
**92-94 Frambes LLC. (Owner)**

2. **18-2-5b**—*Converted to Staff Approval*  
**633 Linwood Avenue**  
**Michael P. Herman (Applicant/Owner)**

**Old Oaks Historic District**

3. **18-2-7b**  
**44 W. Jeffrey Place**  
**Jayne M. Vandenburg & G. Andy Patterson (Applicant/Owner)**

**Old Beechwold Historic District**

*Following the presentation of the Staff Report by the Historic Preservation Officer and the Applicant/Owner, Ms. Vanenburgh, in attendance a motion was made, vote taken, and results recorded as indicated.*

Approve Application #18-2-7b, 44 W. Jeffrey Place, Old Beechwold Historic District, with all clarifications as indicated.

Main House: Repairs

- Remove and replace all windows in rear addition with five (5) evenly spaced, new, casement windows of reduced size.
- **Applicant/Owner to provide revised drawing and window cut sheet with dimensions and materials indicated to the Historic Preservation Officer for final review and approval in consultation with Commissioner Stiers prior to the issuance of the Certificate of Appropriateness.**

Guest House:

- Replace rear entry stoop roof (south elevation) and with new roof per industry standards and all applicable City Building Codes.
- **Applicant/Owner to provide measured drawing showing the new roof pitch, dimensions, and all finish material(s) and details to the Historic Preservation Officer for final review and approval in consultation with Commissioner Stiers prior to the issuance of the Certificate of Appropriateness.**

Landscaping

- Remove overgrown shrubbery and plant low bushes with dense foliage.
- Trim existing trees as necessary.
- Remove any/all invasive ivy.
- Install new plantings to conceal utilities.

- **Applicant/Owner to provide the landscaping details, including tree species and calipers, to the Historic Preservation Officer for final review and approval in consultation with Commissioner Stiers prior to the issuance of the Certificate of Appropriateness.**

MOTION: Stiers/McCabe (7-0-0) APPROVED

4. 18-2-10

34 S. Third Street

Stephanie Hayward/The Columbus Architectural Studio (A)

Individual Listing

Chris Ruess, Capitol Square Ltd. (O)

*The Historic Preservation Officer gave the Staff Report and Stephanie Hayward presented for the Columbus Architectural Studio. [Note: The Ohio Historic Preservation Office has reviewed and approved the signage as proposed.]*

*Following the presentation and the ensuing discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Signage

- Remove the existing news ticker on the North and West building facades.
- Install new, metal, halo-lit, letters mounted with one (1) single lower horizontal metal mounting band.
- New sign to read: OHIO CHAMBER OF COMMERCE.
- Letters to be twenty-six inches high (26" H), evenly spaced, and the first 'O' in the word 'Ohio' and the last 'E' in the word 'COMMERCE' are to line up with the outside jamb line of the windows directly above.
- **New measured sign plan to be submitted to the Historic Preservation Officer for final review and approval in consultation with the Historic Preservation Officer prior to the issuance of the Certificate of Appropriateness.**

MOTION: Morgan/Rowan (6-0-1) [Abstain—Stiers] APPROVED

*[Note: Commissioners Henry and Morgan abstained and left the hearing room for the review of Application #18-2-11.]*

5. 18-2-11—Conceptual Review

457-59 N. High Street

William M. Sorboro III (Applicant)

North Market Historic District

459 High St. Development LLC. (Owner)

*An Application has been submitted with detailed work description, current photos, and drawings. A color photo of the same style sign located at the North Fourth Street 'Late Night Slice' is included for comparison.*

Signage

- Install a new, illuminated, double-face, projecting sign with push-through graphics on the southeast corner of the brick commercial building located at 457 N. High Street per submitted PhotoShop rendering and measured drawing.
- New sign to measure three feet four inches high by six feet wide (3'4" H x 6'W) with a two foot steel mounting plate with two, two and one half inch square steel tube mounts per submitted PhotoShop rendering and measured drawing.

*By agreement of the Applicant, Application #18-2-11 was converted to conceptual review. Sign orientation, size, location, mounting and lighting discussed with all commissioners present for the review.*

*Following the review and subsequent discussion, a motion was made, vote taken, and results recorded as indicated.*

Continue Application #18-2-11, 457-59 N. High Street, North Market Historic District, and direct the Historic Preservation Officer to place on the March 15, 2018 regular meeting agenda for further consideration. The Applicant is to provide revised plans for the proposed signage including measured drawing, color pallet, materials, mounting, and lighting specifications by the March 8<sup>th</sup> turn-in deadline.

MOTION: Prosser/McCabe (5-0-2) [Abstain—Henry, Morgan] CONTINUED

[Note: Commissioners Henry and Morgan returned to the hearing room following the review of Application #18-2-11.]

6. **18-2-12**—Converted to Staff Approval  
**700 Wilson Avenue**  
**Egner Construction (Applicant)**

**Old Oaks Historic District**  
**Diane Tweet (Owner)**

**NEW APPLICATIONS**

7. **18-2-6b**

**730 S. Champion Avenue**  
**Andy Wright (Applicant)**

**Old Oaks Historic District**  
**Upward Home Solutions (Owner)**

*The Historic Preservation Officer gave the Staff Report and the Applicant, Andy Wright, presented the porch plan for consideration.*

Build New Front Porch

- Construct new front porch per submitted sketch.

Landscaping

*[Note: Old Oaks neighbor and developer was sworn in and gave support and background information regarding the Applicant's ongoing work with vacant property rehabilitation in the district.]*

*After the presentation, the commissioners discussed the plans and the following is a synopsis of their comments.*

Commissioner Morgan—Accurate, measured drawings are needed with more finish details and complete information prior to formal action being taken by the commission.

Commissioner Stiers—Column and rail details are needed.

Commissioner Henry—Recommend three (3) columns with a hip roof on the new porch. Photos of similar style houses with porches would be very helpful as examples of the appropriate style from which to take the new porch design cues.

*Following the presentation and the ensuing discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Continue Application #18-2-6b, 730 S. Champion Avenue, Old Oaks Historic District, and direct the Historic Preservation Officer to place on the March 15, 2018 regular meeting agenda as a Holdover for further consideration.  
MOTION: Prosser/Morgan (7-0-0) CONTINUED

8. **18-2-13**

**571-73 Oak Street**

**East Town Street Historic District**

**Motorists Mutual Insurance Company; Michael Lisi (Applicant/Owner)**

*An Application has been submitted with detailed work description, current photos, and drawings.*

*[Background: Motorists Mutual Insurance Company owns approximately 5.9 acres next to, and near, the Topiary Park east of the Columbus Public Main Library. A plan has been submitted to the Downtown Commission to redevelop the property as 'mixed use' residential and commercial infill. Phase I is scheduled to begin construction in Spring/Summer of 2018. The redevelopment planned for the parcel containing the 571-73 Oak Street property, located in the East Town Street Historic District, will take place in a future phase of the project. Requesting to remove the existing structure and convert to parking in coordination with Phase I of the development plan.]*

Demolition & Site Preparation

- Demolish the existing building located at 571-73 Oak Street.
- Convert the parcel to surface parking in coordination with the planned housing development project planned for the entire 5.9 acre site.

*After the Staff Report by the Historic Preservation Officer and the presentation by the Motorists Mutual project manager, Michael Lisi, the Chair recognized the speaker request submitted.*

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Becky West 594 Franklin Avenue Executive Director, Columbus Landmarks	Resident of the East Town Street Historic District of which the 571-73 Oak Street property is an important, contributing property as well. Applauds the proposed infill project which will fill in the surface parking lots with new residential units. The remaining brick residence, built in 1900) “maybe could be an amenity” to the new infill project. Encourages Motorists to reuse the existing structure.

*The commissioners present reviewed the materials submitted, discussed the proposal, and the following represents a synopsis of their comments:*

Commissioner Morgan—Asked for the year the property was purchased by Motorists Mutual.

Commissioner McCabe—Shared the online confirmation of the purchase date of 2016, aerial photo of the property and surrounding site conditions. The rehabilitation of the existing brick residence “has great potential”.

Commissioner Henry—Our charge is to determine if new infill fits in with the historic neighborhood scale,

Commissioner Prosser—“At the very least this [proposed demolition] is very premature.”

Commissioner Rowan—Cited City Code Chapter 3116.22: “No owner of a structure in a listed property or district shall fail to provide sufficient and reasonable care, maintenance and upkeep appropriate to ensure such structure's perpetuation and to prevent its destruction by deterioration. This provision shall be in addition to all other applicable code provisions. By resolution the commission shall present evidence of a violation hereof to who shall initiate appropriate action thereon.”

*Following the discussion and review and with further consideration, the Applicant modified the application to request approval of securing the property and returning at a later date for further consideration. A motion was made, vote taken, and results recorded as indicated.*

Approve revised Application #18-2-13, 571-73 Oak Street, East Town Street Historic District, with all clarifications as indicated.

Stabilize & Secure the Vacant Residence

- Remove the non-original, non-contributing rear wood stairs and decking and dispose of all debris per City Code.
- **Secure and maintain the residence per City Building Code Standards and site work in accordance with City Code Chapter 3116.13 (A): “Landscaping, parking, utility or service areas, walkways and similar improvements should be compatible to each other and to the subject building or structure as well as to adjacent contributing properties, open spaces and the overall environment” and City Code Chapter 4707.03: Standards for Securing and Maintaining Vacant Buildings.**
- **The Applicant is to submit all exterior rehab, board-up, and landscape plans to the Historic Preservation Officer for final review and approval prior to the issuance of the required Certificate of Appropriateness.**
- **It is recommended that the Applicant consult with the project architect regarding the potential inclusion of the 571-73 property into the phased redevelopment plan and return with revised plans for further review and consideration at a future Historic Resources Commission meeting.**

MOTION: Rowan/Stiers (7-0-0) APPROVED

**STAFF APPROVALS**

- 18-2-1  
664 Oakwood Avenue

Old Oaks Historic District

**Jarrett Fuller/Prime Construction, LLC. (Applicant) Jeff Kowalczyk/Greenstone Dwellings (Owner)**

Approve Application #18-2-1, 664 Oakwood Avenue, Old Oaks Historic District, as submitted, and with all clarifications noted.

Rebuild Roof /Rear

- Remove the deteriorated, low sloped roof on the existing, two-story, rear addition, per the submitted photos and illustrations.
- Reframe new, 4/12 pitch, hipped roof in same location.
- Install new valleys, as required, to tie into main roof, per the submitted illustrations.
- Install new, framing, sheathing, soffits, and fascia, as necessary.
- If any changes to this approval are found to be needed, upon removal of the existing roof, Applicant is to contact Historic Preservation Office staff for further review and approval.

Install New Asphalt Shingle Roof

- Remove the deteriorated, asphalt shingle roof on entire building, 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 from the Approved Roofing Shingles List:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
GAF	Royal Sovereign (standard 3-tab)	Nickel Gray

- 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

- Replace any/all damaged, deteriorated, and missing wooden soffits, fascia, and trim on the entire building 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.

• **18-2-2**

**1588 Bryden Road**

**Rampit U. S. A., Inc./Attn.: Ryan (Applicant)**

**Bryden Road Historic District**

**Wellington Jones (Owner)**

Approve Application #18-2-2, 1588 Bryden Road, Bryden Road Historic District, as submitted, and with all clarifications noted.

Install New Wheelchair Ramp

- Remove existing wooden rear entry ramp and handrail structure and dispose of all debris per City Code.
- Install new, aluminum ramp system in the rear yard to the rear entry per submitted measured plan dated 12/11/17.
- All work to be in accordance with established ADA standards and all City Building Codes.

• **18-2-3**

**155 East Northwood Avenue**

**Northwood Park Historic District**

**Matt Cooper/Cooper Properties, LLC. (Applicant/Owner)**

Approve Application #18-2-3, 155 East Northwood Avenue, Northwood Park Historic District, as submitted, and with all clarifications noted.

Remove and Install New Asphalt Shingle Roof / House & Garage

- Remove all asphalt shingles on the main roof, dormers and porch roofs of the house and 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.
- 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:  

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
Certain Teed	(standard 3-tab)	Nickel Gray
- All ridges may be either capped with galvanized metal ridge roll, painted "gray" or "Tinner's Red," or with cut shingle tabs.
- 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.

• **18-2-4**

**738-42 Bedford Avenue**

**Old Oaks Historic District**

**Jonathan Hartsock (Applicant/Owner)**

Approve Application #18-2-4, 738-42 Bedford Avenue, Old Oaks Historic District, as submitted, and with all clarifications noted.

Remove and Install New Asphalt Shingle Roof --House

- As evidenced by complete, detailed, roof photos and roof assessment submitted by The Roofing Guys/TRG Company (certified GAF installer), remove all slate shingles which are deteriorated and beyond repair and replacement on the main house down to the sheathing and 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 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>
GAF	Royal Sovereign (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" 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.

• **18-2-5a**

**633 Linwood Avenue**

**Old Oaks Historic District**

**Michael P. Herman (Applicant/Owner)**

*The Application has been separated into Item 'a' for Staff Approval and 'b' for commission review (see above).*

Approve Application #18-2-5a, 633 Linwood Avenue, Old Oaks Historic District, for the renewal of the expired Certificate of Appropriateness as previously approved (#14-7-11) for the exact same work as indicated.

Install New Windows

- Install new aluminum-clad, wood windows to fit the size of existing openings, per the submitted drawings.

- Cut sheet/specifications for the new windows to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Historic Resources Commission, prior to installation.

Convert Window Opening to Door Opening

- Convert the existing, blocked-in window opening to a new door opening, per the submitted drawing, to allow access to a new interior stair to the existing second floor.
- Cut sheet/specifications for the new door to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Historic Resources Commission, prior to installation.

Note: Aluminum-clad wood windows are being approved based on the Amendments to City of Columbus Architectural Review Commission Guidelines, approved by the HRC on 12/18/2003, and adopted by City Council as Ordinance # 2221-2004 on 7/25/2005, i.e., “An aluminum clad wood window or vinyl clad wood window may be considered if the size, profile, operation, and proportion match the contributing window.”

Note: Modification of an existing window opening to a door opening is being approved based on the following: 1) Access to the second story is required; 2) Modification of the existing, blocked-in window opening to a door opening to provide access to an interior stairway is the least intrusive means of adding second story access.

- **18-2-6a**

**730 S. Champion Avenue**

**Andy Wright (Applicant)**

**Old Oaks Historic District**

**Upward Home Solutions (Owner)**

*The Application has been separated into Item ‘a’ for Staff Approval and ‘b’ for commission review (see above).*

Approve Application #18-2-4, 730 S. Champion Avenue, Old Oaks Historic District, as submitted, and with all clarifications noted.

Remove and Install New Asphalt Shingle Roof / House & Garage

- Remove all asphalt shingles on the main roof, dormers and porch roofs of the house and 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.
- 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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[ ] 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 Slate Gray	(standard 3-tab)	Heritage Gray
Owens Corning	(standard 3-tab)	Estate Gray
Tamko	(standard 3-tab)	Antique Slate

- All ridges may be either capped with galvanized metal ridge roll, painted “gray” or “Tinner's Red,” or with cut shingle tabs.
- 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.

#### Repair Box Gutters

- Examine all box gutters on 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.

#### Repair Wood Siding

- Replace any/all damaged, deteriorated, and/or missing wood siding with new, beveled wood siding with three to four inch (3"-4") reveal.
- Prepare all wood siding and trim surfaces 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 manufacture's specifications.
- Finish color schedule to be submitted to Historic Preservation Office staff for review and final approval in consultation with the Historic Resources Commission.

#### Repair Eaves, Soffits, and Fascia

- Repair and/or replace any/all deteriorated, damaged, and missing wooden soffits, eaves, and fascia with new wood of same profile and dimension; like-for-like.

#### • **18-2-7a**

##### **44 W. Jeffrey Place**

##### **Old Beechwold Historic District**

##### **Jayne M. Vanderburgh & G. Andy Patterson (Applicants/Owners)**

*The Application has been separated into Item 'a' for Staff Approval and 'b' for commission review (see above).*

Approve Application #18-2-7a, 44 W. Jeffrey Place, Old Beechwold Historic District, as submitted, and with all clarifications noted.

#### Main House

#### Roof Repair—Main and Rear Addition

- Make repairs to any/all damaged and broken clay tile and replace all missing tile with new clay tile of the same color, style, and dimension on the main roof as necessary; like-for-like.
- Install new, 'clay-color' asphalt shingles on top of the existing membrane roof on the rear addition only per industry standards and all applicable City Building Codes. **Provide shingle manufacturer specifications and cut sheet to the Historic Preservation Officer for final review and approval prior to installation.**

#### Repair/Replace Gutters & Downspouts

- Repair and/or replace any/all damaged and deteriorated metal rain gutters and downspouts, as necessary, per industry standards and all applicable City Building Codes. All metal, style, and dimensions of all new materials to match the historic materials; like-for-like.

#### 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")

#### Repair Stucco

- Repair any/all missing, damaged, and deteriorated stucco in accordance with industry and preservation practices as necessary.

- **All new stucco to match existing stucco in color, texture, and finish as closely as possible to ensure visual consistency with the existing stucco.**
- **It is recommended that the owner/contractor refer to Preservation Brief #22: “The Preservation of Historic Stucco”, for best exterior stucco/plaster practices.**

#### Refinish Front Entry Door

- Strip and re-stain existing, contributing wooden front entry door per industry standards and manufacturer’s specifications.
- Restore original hardware as necessary.

#### Replace Rear Entry Door

- Upon final review and approval by the Historic Preservation Officer, install new, raised panel, wooden rear entry door.

#### Repair Steel Casement Windows

- Repair all steel casement windows to make fully operational per industry standards as necessary.
- Prepare all steel casement windows for repainting with appropriate hand tools.
- Prime all bare metal with metal primer per manufacturer’s specifications.
- Finish coat all steel casement windows with “clay-brown” color metal paint per manufacturer’s specifications.
- Install new interior storm windows per manufacturer’s specifications.

#### Repair Exterior Pole Lamp—Front Yard

- Repair existing pole lamp per industry standards and install new, frosted glass of appropriated size as necessary.

#### Install New Light Fixture—Rear Entry

- Upon final review and approval by the Historic Preservation Officer, replace the existing, deteriorated light fixture above the rear entry with a new light fixture of appropriate style and size.

#### Remove Basketball Hoop—Garage

- Remove the basketball hoop and fill any/all holes in the mortar joints and/or stone with matching mortar.

#### Exterior Painting—Trim

- All exterior trim to be painted ‘clay-brown’ to match the roof color as closely as possible.

#### Guest House

##### Roof Repair

- Make any/all structural repairs to damaged and/or broken rafters and sheathing with new wood of same dimension in accordance with the City Building Code as necessary.
- Install new, ‘clay-color’ asphalt shingles on top of the existing membrane roof on the rear addition only per industry standards and all applicable City Building Codes. **Provide shingle manufacturer specifications and cut sheet to the Historic Preservation Officer for final review and approval prior to installation.**

##### 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”)

##### Repair Windows

- Repair two (2) windows on the stone guest house as necessary. All new materials to match the original in type, dimension, and finish details; like-for-like.

##### Replace Window & Main Entry Door

- Remove one (1) window which is deteriorated and beyond repair. New window to match the original in type, dimension, and finish details; like-for-like.
- Remove one (1) main entry door which is deteriorated and beyond repair. New door to match the original in type, dimension, and finish details; like-for-like.

##### Exterior Painting—Trim

- All exterior trim to be painted ‘clay-brown’ to match the roof color as closely as possible.

**633 South Ohio Avenue  
Malik Islam (Applicant)**

**Old Oaks Historic District  
Al-Maajir Community Development Corp. (Owner)**

Approve Application #18-2-15, 633 South Ohio Avenue, Old Oaks Historic District, for the renewal of previously approved work (C. of A. #16-8-12b) as previously issued and with all clarifications and/or revisions noted.

Tree & Brush Removal

- Remove the one dead tree from the front yard, per the submitted photographs.
- 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.
- Remove all overgrown brush and scrub trees along the sides of the lot, as needed.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated 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.

Exterior Painting/House & Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements and/or wood siding, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim and siding; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house and garage 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete foundation) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Eave Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffits and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

*Staff Recommendation Items #1, #2, and #6 were converted to Staff Approval following the Business Meeting presentation by the Historic Preservation officer. (See above)*

• **18-2-9**

**92-94 E. Frambes Avenue  
Fred Hutchison, Architect (Applicant)**

**Indianola Forest Historic District  
92-94 Frambes LLC. (Owner)**

Approve Application #18-2-9, 92-94 E. Frambes Avenue, Indianola Forest Historic District, as submitted and with all clarifications indicated.

Porch Renovation

- Remove existing brick base pedestals, porch flooring and framing and all wood railing systems complete.
- Remove all non-original, non-contributing, plywood panels, masonry retaining wall, concrete steps and walks, and pipe railings.
- Dispose of all debris per City Code.
- Construct new front porch per submitted, measured plans.

- Porch floor to be stained with Ready Seal Stain and Sealer for Wood; color to be “pecan”.
- Prime and finish coat all exposed wooden trim elements, including the porch ceiling, per manufacturer’s specifications; color to be “white”.

- **18-2-5b**

**633 Linwood Avenue**

**Old Oaks Historic District**

**Michael P. Herman (Applicant/Owner)**

Approve Application #18-2-5b, 633 Linwood Avenue, Old Oaks Historic District, as submitted and with all clarifications indicated.

Carriage House Finish Treatments Requested

- Entry Door—Pella ‘Craftsman Light Entry Door w/Glass
- Stoop and Canopy at New Entry Door
- Loft Door on Rear/West Elevation
- Install Sun Tunnels or Ganged Skylights in Roof

- **18-2-12**

**700 Wilson Avenue**

**Old Oaks Historic District**

**Egner Construction (Applicant)**

**Diane Tweet (Owner)**

Approve Application #18-2-12, 700 Wilson Avenue, Old Oaks Historic District, as submitted and with all clarifications indicated.

Replace Inappropriate Block Infill—Garage

- Remove the unapproved, inappropriate block infill at the east elevation service door entrance.
- Install brick infill in the east elevation service door entrance inset one-half brick depth of existing face brick.
- **Modular Dutch Gray Velour ‘A’ Belden brick infill sample has been submitted to the Historic Preservation Officer for final review and approval in consultation with the commission prior to installation.**
- **Cemex ‘Russet’ 44-A Mortar sample has been submitted to the Historic Preservation Officer for final review and approval in consultation with the commission prior to installation.**

**IV. ADJOURN**

**MOTION:** Henry/Morgan (6-0-0) ADJOURNED (7:48 P.M.)

