

**HISTORIC RESOURCES COMMISSION
MEETING MINUTES
Thursday, March 15, 2018
6:00 p.m.
50 W. Gay St. – First Floor - Conference Room ‘B’**

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

Commissioners Absent: Clyde Henry, Abbie Stiers.

City Staff Present: Randy Black; Connie Torbeck.

- I. CALL TO ORDER—6:04
- I. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, April 12, 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, February 8, 2018 MEETING MINUTES
MOTION: Rowan/McCabe (5-0-0) [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: Rowan/Morgan (5-0-0) ACCEPTED INTO THE PERMANENT RECORD
- III. PUBLIC FORUM

HOLDOVERS

Holdover Items #1 and #2 and Staff Recommendation Item #3 were converted to Staff Approval following the Business Meeting review. (See below)

1. **18-2-11—*Converted to Staff Approval***
457-59 N. High Street
William M. Sorboro III (Applicant)
North Market Historic District
459 High St. Development LLC. (Owner)
2. **18-2-6b—*Converted to Staff Approval***
730 S. Champion Avenue
Andy Wright (Applicant)
Old Oaks Historic District
Upward Home Solutions (Owner)

STAFF RECOMMENDATIONS

3. **18-3-6—*Converted to Staff Approval***
444 E. Broad Street
G. Thomas Worley (Applicant)
Individual Historic Listing
First Congressional Church (Owner)

4. 18-3-11

343 N. Front Street

Individual Historic Listing

David Tyler/Columbus Architectural Studio (Applicant)

Nationwide Realty Investors (Owner)

The Historic Preservation Officer gave the Staff Report and the representative for Columbus Architectural Studio, David Tyler, presented the roof and coping plans for consideration.

Re-Roofing—Main Roof & Elevator Penthouse Roof

- Complete tear-off of existing EPDM roofing.
- Install new black EPDM per industry standards and all applicable City Building Codes.

Metal Coping

- Install painted metal coping to minimally cover the main stone coping due to ongoing source of water intrusion.
- New metal to be selected from one of the two samples provided: 1) Kalkreuth DMI Slate Grey; or 2) Duranar Slate Gray.

Repair Gutters & Downspouts—(visible from W. Naughten Street Alley)

- Repair existing copper gutters and downspout seams and splices as necessary per industry standards and all applicable City Building Codes.

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

Commissioner Morgan—The metal cap and coping work plan proposed is a temporary repair method. A less invasive method of attaching the coping is needed.

Commissioner McCabe—In-kind repair/replacement of the stone coping deterioration is needed in accordance with preservation standards and guidelines. The proposed repair is a temporary, “band-aide” approach which will require ongoing monitoring and patching.

Commissioner Prosser— Replacing in-kind is the goal for deteriorated contributing elements on historic properties.

Commissioner Rowan—Study is needed of the costs associated with the various methods of parapet wall repair and replacement in order for the commission to effectively evaluate the repair options.

Following the discussion and review and with further consideration, a motion was made, vote taken, and results recorded as indicated.

Approve revised Application #18-3-11, 343 N. Front Street, Columbus Register Listing, with all clarifications as indicated.

Re-Roofing—Main Roof & Elevator Penthouse Roof

- Complete tear-off of existing EPDM roofing.
- Install new black EPDM per industry standards and all applicable City Building Codes.

Repair Gutters & Downspouts—(visible from W. Naughten Street Alley)

- Repair existing copper gutters and downspout seams and splices as necessary per industry standards and all applicable City Building Codes.

Repair and/or Replace Limestone Coping

- Patch any/all deteriorated and damaged limestone coping per industry standards and all applicable Columbus Building Codes in accordance with the Columbus Register of Historic Properties Architectural Guidelines and preservation standards for rehabilitation.
- **The proposed new metal coping to be selected from one of the two samples provided: 1) Kalkreuth DMI Slate Grey; or 2) Duranar Slate Gray is NOT APPROVED at this time**

MOTION: Morgan/Prosser (5-0-0) APPROVED

5. 18-3-5b

1110 Bryden Road

Joseph Huber (Applicant)

Bryden Road Historic District

Mary Meredith (Owner)

The Historic Preservation Officer gave the Staff Report and the Applicant presented Garage plans for final review and the proposed rehabilitation of the rear elevation components for conceptual review.

Following the discussion and review and with further consideration, a motion was made, vote taken, and results recorded as indicated.

Approve Application #18-3-5B, 1110 Bryden Road, Bryden Road Historic District, with all clarifications as indicated.

Garage

- Construct a new, twenty foot by twenty foot (20' x 20') frame garage with block foundation per submitted drawings and site plan.
- New garage to have smooth vinyl siding with cement block foundation.
- New garage to have a five foot (5') setback at the north and west property lines and concrete apron per submitted plans.
- **Final measured drawings to be submitted to the Historic Preservation Office staff for final review and approval prior to the issuance of the Certificate of Appropriateness.**

Motion: Rowan/McCabe (5-0-0) APPROVED

Conceptual Review

Remove Rear Porch

- Tear down to grade and dispose of all debris per City Code.
- Install new, twenty-five foot by fourteen foot (25' x 14') paver patio at grade.
- Install large monolithic service stone steps to grade per submitted plan.
- Re-sod rear yard per industry standards.

[Note: The commissioners present discussed the general plans for the rebuilding of the rear porch and rehabilitation of the north (rear) elevation and encouraged the Applicant to submit a new application for further consideration as the plans are more developed.]

All Commissioners—Support the repair of all existing box gutters and the like-for-like rehabilitation of the existing rear porch. Siding and trim to be wood to match the original in style and dimension; like-for-like. New foundation with framed wood skirting in appropriate. Recommend repainting the rear/north elevation a color that matches the other elevation brick as closely as possible. A new patio at grade is appropriate. All finish details are required with a new application for final review.

NO ACTION TAKEN

NEW APPLICATIONS

6. 18-3-7

459 N. High Street

The Escape Room USA/Jennifer Harbron (Applicant)

North Market Historic District

High Street Development LLC/Zach Price (Owner)

The Historic Preservation Officer gave the Staff Report and the owner of Ko-Bolt Studios, Inc., Jerry Newburry, presented the signage plans for consideration.

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

Approve Application #18-3-7, 459 N. High Street, North Market Historic District, as revised by the Applicant at the meeting with all clarifications as indicated.

Signage

- Install double-faced, blade sign on southeast corner elevation per revised plans.
- New sign to protrude from the building at a 45 degree angle as indicated on color rendering submitted.

- Structural support brackets to be anchored in the existing building mortar joints per industry and City Building Code standards.
- Top of the new sign to be raised to align with top of the upper floor window top sash.
- The horizontal band portion of the new sign is not to exceed thirty-six inches (36”).
- Remove the word ‘Columbus’ from the approved sign plan.
- New sign to measure no more than forty-two inches in width (+/-42” W) including the six inch (6”) metal brackets (i. e. +/- 42” from the building wall).
- **Certificate of Appropriateness to be held on file pending final review and approval of the revised drawings by the Historic Preservation Officer in consultation with Commissioners Prosser and Morgan.**

MOTION: McCabe/Rowan (5-0-0) APPROVED

7. **18-3-8**

1797 Bryden Road

Urbanorder Architecture (Applicant)

Bryden Road Historic District

Lisa Sullivan & Colin Vent (Owner)

The Historic Preservation Officer gave the Staff Report and Steven Hurtt, principal with Urban Order Architecture and Colin Vent, Owner, presented the proposed rehabilitation plans for consideration.

Rehabilitate Existing Single-Family Residence

- Install new window in previously enclosed south elevation porch location.
- Install new French doors in south elevation bay window location.
- Remove third floor deck and railing and install new rubber membrane roof per industry standards.
- Remove third floor doorway and install new window and casing.
- Rebuild second floor porch and install new windows.

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

Commissioner Morgan—Recommend retaining the second-story sleeping porch window configuration. The east elevation side door can be removed.

Commissioner McCabe—The door on the second floor sunroom can be removed. Two (2) windows on each side and five (5) windows across the back of the second floor sunroom is appropriate. Losing the first floor bay window is a concern.

Commissioner Prosser—A “more elegant” solution to the bay window treatment is needed.

Commissioner Gibboney—Need verification of the existing wood siding and trim deterioration or will follow the recommendation of the H. P. Officer regarding repair vs. replacement of the existing elements.

Following the discussion and review and with further consideration, motions were made, votes taken, and results recorded as indicated.

18-3-8a

Approve Application #18-3-8a, 1797 Bryden Road, Bryden Road Historic District, as revised by the Applicant and Owner at the meeting with all clarifications as indicated.

Rehabilitate Existing Single-Family Residence—Third Floor Rear (South Elevation)

- Remove third floor deck and railing and install new rubber membrane roof per industry standards.
- Repair existing gable end, south elevation siding if possible and, if determined necessary upon further consultation with the Historic Preservation Officer (H. P. O.), replace in kind following review and approval by the H. P. O.
- Convert non-original service door to a window of same size, style, and material as the existing windows; like-for-like.

MOTION: Prosser/Morgan (4-0-1) [Abstain-McCabe] APPROVED

18-3-8b

Approve Application #18-3-8b, 1797 Bryden Road, Bryden Road Historic District, as revised by the Applicant and Owner at the meeting with all clarifications as indicated.

Rehabilitate Existing Single-Family Residence—Second Floor Sun Room Rear (South Elevation)

- Reconstruct the existing second-floor sunroom as necessary to ensure structural integrity in accordance with all City Building Codes, as necessary.
- New frame sunroom to have five (5) windows spaced evenly on the south elevation.
- New frame sunroom to have two (2) windows spaced evenly on the west elevation.
- Remove the door from the east elevation of the new sunroom and install two (2) windows spaced evenly.
- Install new metal ogee gutters and metal corrugated metal downspout(s) on the second story sun room per industry standards and City Building Code.
- **Install new Boral or HardiPlank siding on the new frame sunroom, at owner’s option. The use of the alternate siding material is allowed as a ‘Test Case’ for further consideration by the Historic Resources Commission and the Historic Preservation Officer for use on rear elevation rehabilitation projects in the historic districts.**
- **HardiPlank siding is to have ¾” backer board.**
- **New corner board and all face trim to be ‘smooth’ not woodgrain in either HardiPlank or Boral trim to match the siding product selected.**
- **The project architect and property owner are directed to inform the Historic Preservation Officer when the siding installation is completed to schedule a date and time to view the new siding and report the ‘Test Case’ findings to the H. R. C.**

MOTION: Prosser/Rowan (4-0-1) [Abstain-McCabe] APPROVED

18-3-8c

Approve Application #18-3-8c, 1797 Bryden Road, Bryden Road Historic District, as revised by the Applicant and Owner at the meeting with all clarifications as indicated.

Rehabilitate Existing Single-Family Residence—First Floor Rear (South Elevation)

- Replace all vinyl siding on the first floor south and east elevations of the enclosed former rear entry porch stoop and install same siding and trim as selected for the second story sun room.
- Install a new window selected from the approved windows list.

MANUFACTURER	SERIES	Material
Fiber Frame	2100 Series (Awning)	Fiberglass Exterior & Interior
Pella	Impervia	Fiberglass Composite Exterior & Interior
Marvin	Integrity Wood Ultrex	Fiberglass Exterior/Wood Interior
Marvin	Infinity	Fiberglass Exterior & Interior
Universal	700 Series	Aluminum Exterior & Interior
JeldWen	Siteline	Aluminum-Clad Wood Exterior/Wood Interior
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
Kolbe	Ultra Series “Sterling”	Aluminum-Clad Wood Exterior/Wood Interior
Trimline	Eclipse EC300	Aluminum-Clad Wood Exterior/Wood Interior
Lincoln	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Loewen	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Pella	Architect Series Reserve	Aluminum-Clad Wood Exterior/Wood Interior
Quaker	Brighton LS Series	Aluminum-Clad Wood Exterior/Wood Interior
Weathershield	Premium Series 8109	Aluminum-Clad Wood Exterior/Wood Interior

MOTION: Morgan/Rowan (4-0-1) [McCabe] APPROVED

VARIANCE RECOMMENDATION(S)

8. 18-3-9

973 E. Broad Street

Midnight Blue, LLC/Dave Perry (Applicant)

18th & E. Broad Historic District

Dixie L. Foley, AFTD (Owner)

The Historic Preservation Officer gave the Staff Report and David Perry, principal of the David Perry Company, Inc. and representatives of the project development team presented the proposed plans for consideration. The commissioners present discussed the necessary variances with Mr. Perry, a motion was made, vote taken, and results recorded as indicated.

Recommend approval of the variances identified, dated March 14, 2018, and submitted by the Applicant on Application #18-3-9, for the property located at 973 E. Broad Street in the 18th & E. Broad Historic District

Variances Requested

- 3333.04—Permitted Uses in AR-O Apartment Office District
- 3333.18(D)—Building Lines
- 3333.24—Rear Yard
- 33312.25—Maneuvering
- 3312.27(3)—Parking Setback Line
- 3312.49—Minimum Number of Parking Spaces Required—Reduce from 22 spaces required to 11 spaces.

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

Conceptual Review

Renovate Existing Residential Building

- Renovate the existing building to convert to a six (6) room Bed and Breakfast (B. & B.) and four hundred fifty feet (450') of commercial office space.

Construct New Apartment Buildings

- Construct one (1) eight (8) dwelling unit apartment building per submitted plans.
- Construct one (1) three (3) dwelling unit carriage house per submitted plans.

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

Commissioner McCabe—The removal of the rear addition needs further information regarding its significance.

The style and materials of the new replacement structure is an important consideration.

Commissioner Morgan—The rear addition architecture is important. Its approval is dependent on the project design team. The proposal is “a bit faux historic”.

Commissioner Prosser—A “simple, elegant” new building is important to successful infill in this district.

Commissioner Rowan—Not in favor of the board and batten siding proposal for the new construction. Brick or stone is a more appropriate finish material. Clearance between the existing and new residences is very important.

Commissioner Gibboney—“On the right path.” More detail is now needed for further review.

NO ACTION TAKEN

9. 18-3-10a & b

1150 Bryden Road

GC Town Properties II, LLC/Dave Perry Company (A)

Bryden Road Historic District

GC Town Properties II, LLC (owner)

[Note: The apartment building was constructed in 1967(i.e. 51years old).]

The Historic Preservation Officer gave the Staff Report and David Perry, principal of the David Perry Company, Inc. and representatives of the project development team presented the proposed plans for consideration.

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

Commissioner McCabe—The introduction of landscaping on the east elevation is an important consideration.

Commissioner Morgan—More landscaping treatment is needed.

Commissioner Prosser—The proposed landscaping is appropriate. Voiced opposition to the grey color choices presented in the color renderings.

Commissioner Rowan—Recommend cleaning the existing brick on all elevations and tuck pointing as needed.

Commissioner Gibboney—“On the right path.” More detail is now needed for further review.

Subsequent to the review and discussion, Application #18-3-10 was separated into Items ‘a’ and ‘b’ for clarity of action, motions made and results recorded as indicated.

18-3-10a

Approve Application #18-3-10a, 1150 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications indicated.

Rehabilitate Front Entry

- Install new front entry columns per photo rendering.
- All finish details and drawings to be submitted to the Historic Preservation Officer for final review and approval prior to the issuance of the Certificate of Appropriateness.

Landscaping

- Landscape and parking to be performed on all elevations as indicated on the Wilson Landscape Associates plan submitted.
- Any/all additional landscape screening to be submitted to the Historic Preservation Officer for final review and approval prior to the issuance of the Certificate of Appropriateness.

MOTION: Prosser/McCabe (5-0-0) APPROVED

18-3-10b

Continue Application #18-3-10b, 1150 Bryden Road, Bryden Road Historic District, and direct the Historic Preservation Officer to place on the April 19, 2018 regular meeting agenda as a Holdover for further consideration.

Painting

- Paint exterior brick and trim per submitted rendering 1A or rendering 1B.

MOTION: Prosser/Morgan (5-0-0) CONTINUED

(Recess: 9:05-9:08)

10. 18-3-11

511-555 Park Street/70-100 Spruce Street

Meyers & Associates Architects/Nicholas Munoz (Applicant)

David Kass/Continental Real Estate Companies (Owner)

North Market Historic District

[Note: Phase I: Construction of the new, 8-story AC Marriott Hotel with surface parking lot on the west parcel received approval in December, 2016 and was renewed in October, 2017.]

The Historic Preservation Officer gave the Staff Report and Chris Meyers and Nick Munoz, Meyers & Associates Architects presented.

The massing and shapes have not changed since the previous review. the projected start-up is six to eight weeks out now. Selective demolition approval in preparation for the new construction the adjoining hotel structure is necessary. The developer is pursuing LEADS certification. Physical samples of the proposed color scheme, the fastener systems, brick, and metals were presented, discussed, and reviewed.

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

Approve Application #18-3-11, 511-555 Park Street/70-100 Spruce Street, North Market Historic District, as submitted and with all clarifications noted.

Selective Demolition

- Final construction document for the selective demolition package as submitted.

Phase I Final Design Approval

- Construct new, 8-story AC Marriott Hotel per submitted plans and all finish details.
- Construct new surface parking lot with landscaped screening submitted plans and all finish details.
- Note: All construction documents to be submitted to, reviewed, and stamped by, the Historic Preservation Office staff.

MOTION: Prosser/Rowan (5-0-0) APPROVED

STAFF APPROVALS

- **18-3-1**

720 Oakwood Avenue

Old Oaks Historic District

Kyle Higgins (Applicant/Owner)

Approve Application #18-3-1, 720 Oakwood Avenue, Old Oaks Historic District, as submitted, and with all clarifications noted.

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>
Owens Corning	(standard 3-tab)	Estate 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.

- **18-3-2**

721 Wilson Avenue

Old Oaks Historic District

Able Roof (Applicant)

Marian Craig & Rose Handon (Owners)

Approve Application #18-3-2, 721 Wilson Avenue, Old Oaks Historic District, as submitted, and with all clarifications noted.

Remove Slate and Install New Asphalt Shingle Roof

[NOTE: The existing ribbon slate roof is beyond its useful service life and replacement has been determined to be necessary to ensure the continued viability of this contributing residential property in the Old Oaks Historic District.]

- Remove all slate on the main 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 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.”
- 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.
- The original slate currently on the side cheeks of any/all dormers is to remain in place. Should cheek slate repair be deemed necessary, it is to be done in accordance with standard slate roofing industry standards. Any/all Cheek slate replacement is to be with slate of same color, style, and dimension; like-for-like.

- **18-3-3**

4949 Olentangy Boulevard

Old Beechwold Historic District

Gilberto Rodriguez/Rodriguez Roofing (Applicant)

Jeanne Grothaus/Sarah Curtin (Owner)

Approve Application #18-3-3, 4949 Olentangy Boulevard, Old Beechwold Historic District, as submitted, and with all clarifications noted.

New Asphalt Shingle Roof

- Remove all asphalt shingles on all roofs on the residence, 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 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)	Stonegate Gray
GAF	Slateline (dimensional)	English Gray Slate Weathered Slate
Tamko	(standard 3-tab)	Antique Slate

- Ridges are to be capped with cut shingle tabs which are appropriate for the style and age of this residence and the ridge capping is to begin and end flush with the ends of each ridge (i.e. capping not to be set back from the complete run of the ridges).
- 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 4949 Olentangy Boulevard property.]**

Replace Gutters & Downspouts

- Replace all existing gutters on the house on all elevations with new metal ogee/k-style gutters of appropriate dimensions per industry standards and all applicable City Building Codes.
- Install new, corrugated metal downspouts of appropriate dimension and in the appropriate locations to assure proper drainage per industry standards and all applicable City Building Codes.

- 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.

- **18-3-4**

212 East Broad Street

Luke Lyren (Applicant)

Individual Historic Listing

Catholic Diocese (Owner)

Approve Application #18-3-4, 212 East Broad Street, Columbus Register Listing, as submitted, and with all clarifications noted.

Replace Existing Limestone Steps

- Remove twenty-nine (29), existing, deteriorated, weather and time damaged Ohio Limestone stair treads at the southeast corner of 212 E. Broad Street, St. Joseph Cathedral.
- Install new Ohio Limestone treads of the same color and dimensions as the existing treads ranging in matching lengths from twenty-two inches long to one hundred twelve inches long (22”L –112” L); like-for-like.

- **18-3-5a**

1110 Bryden Road

Joseph Huber (Applicant)

Bryden Road Historic District

Mary Meredith (Owner)

Approve Application #18-3-5a, 212 East Broad Street, Columbus Register Listing, as submitted, and with all clarifications noted.

New Concrete Service Walks

- Remove existing concrete service walks and install new concrete sidewalks of same dimension in the same locations per City Building Code standards, and H. R. C. guidelines; like-for-like.

Repair Existing Concrete Pillars

- Repair all existing concrete porch pillars per industry standards and all applicable City Building Codes and H. R. C. guidelines. Style, finish, and dimensions to match the original; like-for-like.

Remove Non-original, Non-contributing Steel Service Steps Handrail

- Dispose of all debris per City Code.

Repair & Finish Coat Wrought Iron Fence Finials to Match Existing

- All metal fence repairs to be with like materials and finishes in accordance with industry standards and all applicable City Building Codes and H. R. C. guidelines.

Repair Box Gutters

- Examine all box gutters on main roof and make any repairs and/or replace 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 down spouts 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 Soffits & Eaves

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

• **18-3-12**

155 E. Frambes Avenue

North Steppe Realty/Attn.: Bill Irwin (Applicant)

Indianola Forest Historic District

Westwood Properties Rental (Owner)

Approve Application #18-3-12 155 E. Frambes Avenue, Indianola Forest Historic District, as submitted, and with all clarifications noted.

Exterior Painting

- 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 per submitted Pittsburg Paint schedule: Main Body='Victoria Blue'; Trim='White'.

• **18-3-13**

1334 E. Livingston Avenue

Rickenbacker/Woods Foundation (Applicant)

Columbus Register Individual Listing

City of Columbus/Attn.: Land Redevelopment (Owner)

Approve Application #18-3-13, 1334 E. Livingston Avenue/Eddie Rickenbacker Boyhood Home, Columbus Register Listing, as submitted, and with all clarifications noted.

Exterior Repairs

- Remove all porch decking, lattice, and steps and dispose of all debris per City Code.
- Install new wooden porch flooring, lattice, and steps of exact same dimension and profile; like-for-like.

Prepare & Paint House Exterior—Complete

- 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.
- Prepare the existing metal Bilco basement access door surfaces using the appropriate hand tools. Prime and finish coat the metal Bilco basement access door with exterior metal paint of same color and per manufacturer's specifications; like-for-like.
- 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; like-for-like. Finish Paint color chips to be in accordance with the Welsh Color and Conservation color analysis and to be submitted for inclusion in the historic property file.
- It is recommended that all exterior paint have conditioner added:
 - 1) Any/all alkyd or oil base primer and finish paint to have Flood Products 'Penetrol' or similar conditioner product;
and
 - 2) Any/all latex or water base primer and finish paint to have Flood Products 'Emusibond' or 'Flotrol' or similar conditioner product added per manufacturer's specifications.

Prepare & Paint Wooden Porch Floor—Complete

- Prepare all wood porch flooring for repainting using the appropriate hand tools.
- Prime any/all bare wood flooring with porch floor enamel thinned with appropriate material prior to installation.
- Topcoat entire porch floor with same porch floor enamel according to manufacturer's specifications for finish coat. Paint color chip to be for final review and approval

Holdover Items #1 and #2 and Staff Recommendation Items #3 were converted to Staff Approval following the Business Meeting presentation by the Historic Preservation officer. (See above)

- **18-2-11**
457-59 N. High Street **North Market Historic District**
William M. Sorboro III (Applicant) **459 High St. Development LLC. (Owner)**
Approve Application #18-2-11, 457-59 N. High Street, North Market Historic District, as submitted and with all clarifications as indicated.
Signage
 - Install a new, sign in the sign band on the south (side) and east (front) elevations of the brick commercial building located at 457 N. High Street per submitted PhotoShop rendering and measured drawing.
 - New sign to be as per submitted PhotoShop rendering and measured drawing.

- **18-2-6b**
730 S. Champion Avenue **Old Oaks Historic District**
Andy Wright (Applicant) **Upward Home Solutions (Owner)**
Approve Application #18-2-6b, 730 S. Champion Avenue, Oaks Historic District, as submitted and with all clarifications as indicated.
Build New Garage
 - Construct new garage per submitted measured plans and detailed drawings.Landscaping
 - Upon completion of the new garage construction with new drive apron and three foot by three foot (3' x 3') front concrete pad as indicated on site plan, reseed rear yard per industry standards and all applicable City Building Codes.
 - Additional approval is required prior to planting any new trees and/or shrubbery.

- **18-3-6**
444 E. Broad Street **Individual Historic Listing**
G. Thomas Worley (Applicant) **First Congressional Church (Owner)**
Approve Application #18-3-6, 444 E. Broad Street, Individual Historic Listing, as submitted and with all clarifications as indicated.
Landscaping/Social Justice Park Development
[Note: The park development is part of the 'Creative Campus' concept of the 2010 Downtown Strategic Plan.
 - Develop a one thousand square foot (1000 sq. ft.) portion of the proposed eighteen thousand square foot (18,000 sq. ft.) Social Justice Park.
 - New landscaping plan to include bluestone pathways and replacement of two (2) declining Linden trees in kind and in close proximity to the existing locations.

IV. OLD BUSINESS

V. NEW BUSINESS

IV. ADJOURN

MOTION: Rowan/Morgan (5-0-0) ADJOURNED (9:38 P.M.)

Historic Resources Commission Minutes

March 15, 2018

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