

HISTORIC RESOURCES COMMISSION AGENDA

May 17, 2018

6:00 p.m.

111 North Front Street, Room 204 (Hearing Room)

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions, please call Connie Torbeck (614-645-0664) in the City's Historic Preservation Office. Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-7206, or email raisbell@columbus.gov, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

I. CALL TO ORDER

II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, June 14, 2018 – 111 North Front Street, 3rd Floor, Room 312

III. NEXT COMMISSION MEETING – 6:00 p.m., Thursday, June 21, 2018 – 111 N. Front St., 2nd Floor, Room 204

IV. SWEAR IN STAFF

V. INTRODUCTION OF COMMISSIONERS PRESENT

VI. APPROVAL OF MINUTES – Thursday, April 19, 2018.

VII. PUBLIC FORUM

• **18-5-9**

1881 South High Street

Ankit Nagi (Applicant)

Ankit Nagi, LLC. (Owner)

An application for listing on the Columbus Register of Historic Properties has been submitted.

- To Designate Dan's Drive-In, 1881 South High Street as Columbus Register Property # 75, per C.C. 3117.06, 3117.061, and 3117.063.
- Date of Construction: ca. 1958
- Eligible under Criteion 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.

VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:10 P.M.

1. 18-4-8

973 East Broad Street

18th & East Broad Street Historic District

Midnight Blue LLC. c/o Laurie Gunzelman (Applicant)

Dixie L. Foley AFDT (Owner)

This application was conceptually reviewed at the March 15 and April 2018 HRC hearings. The variance package was recommended for approval at that hearing, with the addition of Dumpster Location at the April hearing. The house was converted to office space in the 1950s.

Renovate Existing Residential Building

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

Construct New Apartment Buildings

- Construct one (1) six (6) dwelling unit apartment building, per submitted plans.
- Construct one (1) three (3) dwelling unit carriage house, per submitted plans.

The following is from the April 19, 2018 HRC hearing:

Commissioner Comments:

Commissioner Rowan:

- *There seems to be a lack of cornice and eave details, as compared to surrounding buildings.*
- *The proposed new carriage house seems in line with other existing carriage houses in the area.*
- *Appreciates that the painted brick has been withdrawn.*

Commissioner Henry:

- *The overhangs on the façade seem a bit flat compared with neighboring houses.*
- *The proposed front porch seems a bit “farm house” looking. A hipped roof may be better.*
- *The carriage house looks fine.*
- *Consider shakes in the front gables instead of board-and-batten.*

Commissioner Stiers:

- *Asked about the setback from Hoffman Street.*
- *The multiple materials seem a bit busy – brick, wood, metal, board-and-batten. Try to simplify the palette a bit.*
- *Look at bringing the front porch in a bit on each side.*
- *The downspouts on the front look a bit odd. Perhaps changing the contrasting color would help.*
- *Thinks the overall massing of the new house works.*
- *Thinks the rear section of the new house should have a flat roof or make it seem more like part of the main house.*
- *Add a block foundation to the carriage house instead of board-and-batten to the ground.*

Commissioner Morgan:

- *The rear section of the new house should be subservient to the main block.*
- *Take another look at the roof slopes on the new construction. It reads like three separate houses. There needs to be a unifying language.*
- *Wonders if the gutters/downspouts on the façade will really work.*
- *The windows on the new house seem out of scale.*
- *Would be supportive of a variance to make the house a bit taller, if needed.*
- *The new house could have the appearance of one huge house rather than a main house with an addition.*

NO ACTION TAKEN

2. 18-5-11 (Variance Recommendation)

973 East Broad Street

Midnight Blue LLC. c/o Laurie Gunzelman (Applicant)

18th & East Broad Street Historic District

Dixie L. Foley AFDT (Owner)

An application and site plan have been submitted. The variance package was recommended for approval on March 15, 2018, with the addition of Dumpster Location at the April hearing. The variance package has again been updated.
Request for Variance Recommendation

- 1). Section 3333.04, Permitted Uses in AR-O Apartment Office District, to permit a Bed and Breakfast with six (6) rooms and a 450 square foot commercial office in 973 E Broad Street and to permit a three (3) dwelling unit carriage house and a six (6) dwelling unit apartment building.
- 2). Section 3333.16, Fronting, to permit the carriage house to not front on a public street.
- 3). Section 3333.18(D), Building Lines, to reduce the Hoffman Avenue calculated building setback line from 18.5 feet to three (3) feet.
- 4). Section 3333.24, Rear Yard, to permit site development as depicted on the Site Plan, thereby not having 25% rear yard for each building.
- 5). Section 3312.21(D)(1), Landscaping and Screening, to not provide parking lot screening and to not provide a four (4) foot landscaped area along the west property line of the parking area.
- 6). Section 3312.27(3), Parking Setback Line, to reduce the Hoffman Avenue parking setback from 18.5 feet to six (6) feet.
- 7). Section 3312.49, Minimum Number of Parking Spaces Required, to reduce required parking from 16 spaces to 11 spaces.
- 8). Section 3321.05(A)(1),(B)(1)(2) Vision Clearance, to reduce the clear vision triangle for the Hoffman Avenue curbcut from 10'x10' to 10'x 5'; to reduce the clear vision triangle at the intersection of E. Capital Street (16') from 10'x10' to 6'x6', and to reduce the clear vision triangle at the corner of E. Broad Street and Hoffman Avenue from 30'x30' to 25'x25'.
- 9). Section 3321.01, Dumpster area, to permit a dumpster located behind a parking space without independent access and maneuvering area.

3. 18-4-10

620 East Town Street

Jason Dorsey/Windsor Homes, LLC. (Applicant)

East Town Street Historic District

Windsor Homes, LLC. (Owner)

This application was continued from the April 19, 2018 HRC hearing. The ca. 1956 brick building was painted prior to review and approval. A code order has been submitted. An application and photographs have been submitted.

Paint Apartment Building

- Retain the existing, white paint, as applied prior to review and approval.

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:25 P.M.

4. 18-5-4a

774 Bedford Avenue

Old Oaks Historic District

Mitchell Levine & Ashley Buckmaster (Applicant/Owner)

Application #18-5-4 has been divided into item 'a' for Historic Resource Commission review under New Applications, and item 'b' for Staff Approval under Staff Approved items (see below). An application, photos, site plan, and elevation drawings have been submitted.

Build Garage Addition

- Build new, 21' L x 10' W x 15' H, concrete block addition on south side of the existing, one-car garage, per the submitted photos, site plan, and elevation drawings.
- Foundation to be poured concrete.
- Apron to be concrete, per the submitted site plan.

5. 18-5-5

675 Linwood Avenue

Old Oaks Historic District

William M. Marcum/contractor (Applicant)

Deborah Floyd (Owner)

An application, photos, rendering, and product cut sheet have been submitted.

Relocate Rear Entry Door Opening

- Install HardiePlank, fiber-cement lap board on the rear/west, brick wall of the main house to cover the existing door opening and transom, per the submitted photos and renderings.
- Create new door opening, adjacent to the existing window opening, on the south wall of the rear, frame section, per the submitted photos and renderings.
- Install new, wood or fiberglass, Craftsman style door, per the submitted product cut sheet.
- Install HardiePlank, fiber-cement lap board over the existing wood siding on the entire one-story frame section of the house, per the submitted renderings.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45 P.M.

6. 18-5-6

734 North Wilson Avenue

Old Oaks Historic District

Joshua Kramer/Heather Rottenberg-Kramer (Applicant)

Heather Rottenberg-Kramer (Owner)

An application, photos, site plan, and elevation drawings have been submitted. Demolition of the existing frame garage was approved April 20, 2017.

Build New Garage

- Build a new, 24' x 27' two-car garage, with access from Blend Alley, per the submitted site plan and elevation drawings.
- Foundation to be concrete block.
- Hipped roof to have asphalt shingles from Approved Roofing Shingles list.
- Exterior cladding to be HardiePlank.
- Two carriage style overhead doors to be on the alley/east elevation and on the west elevation facing the house.
- Windows on the north and south elevation to be 6/6 DHS from the Approved Windows list.
- Pedestrian door on north elevation to be two-panel.
- Concrete apron to be on east elevation.
- New concrete patio and sidewalk in rear yard to be per the submitted site plan.

Extend Rear Porch

- Extend the existing, brick, rear porch to accommodate a wheelchair lift, per the submitted site plan and elevation drawing.

7. **18-5-7a**

674 Bedford Avenue

Home Source Ohio (Applicant)

Old Oaks Historic District

Phoenix Financial, LLC. (Owner)

Application #18-5-7 has been divided into item 'a' for Historic Resource Commission review under New Applications, and item 'b' for Staff Approval under Staff Approved items (see below). An application, photos, site plan, and elevation drawings have been submitted.

Cover Rear Door and Window

- Install new vinyl siding, to match existing, over the rear, enclosed porch entry door and window, per the submitted photographs.

New Deck

- Build a new, wood deck in rear yard, per the submitted drawings.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:10 P.M.

8. **18-5-10a**

1592-1594 Bryden Road

James Scally (Applicant)

Bryden Road Historic District

Becky Sundquist (Owner)

Application #18-5-7 has been divided into item 'a' for Historic Resource Commission review under New Applications, and item 'b' for Staff Approval under Staff Approved items (see below). An application and shingles board has been submitted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the two-story brick 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, Belmont Luxury Shingles**.
- 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.

9. **18-5-8**

1110 Bryden Road

Joseph Huber (Applicant)

Bryden Road Historic District

Valor Investments (Owner)

An application, photos, and a slate conditions assessment have been submitted.

Remove Slate and Install New Asphalt Shingle Roof/Option 1

- Remove all slate on the main roof of the two-story brick 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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate
		<input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> 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.

Remove Slate and Install New Metal Roof/Option 2

- Remove all slate on the main roof of the two-story brick house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Install new metal roof product.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M.

10. 18-5-12

457 North High Street

North Market Historic District

The Escape Room Downtown Columbus, LLC. (Applicant)

459 High Street Development, LLC./Zach Price (Owner)

A double-faced, non-illuminated blade sign was approved March 15, 2018. An application, photos, and drawings have been submitted.

Install New Sign

- New sign to be an internally illuminated, aluminum cabinet with cut-through face and backlit “escape” letters.
- Overall size to be 108” high x 36” wide x 5” deep.
- The word “escape” is made of 2” thick can letters with LED lights.
- All other text is push-through, acrylic letters, to be halo lit.
- Sign to hang on metal brackets.
- Sign to protrude from mounting plates at a 45 degree angle from the southeast corner of the building.

STAFF APPROVALS

- **18-5-1**

444 East Broad Street

Robert K. Smith (Applicant)

Individual Listing

Mark A Dahnke/First Congregational Church (Owner)

Approve Application #18-5-1, 444 East Broad Street, Individual Listing, as submitted, and with all clarifications, as noted:

Repair/Replace Stone Lintels (Exterior Renovation/Phase I)

- Dress back any exfoliated stone lintels, as needed, per the submitted photographs, drawings and specifications.
- Grind, sand, and feather into surrounding stone.
- Remove any existing, deteriorated, limestone lintels, as needed, per the submitted photographs, drawings and specifications.
- Install new limestone lintels, of the same size and profile, in the same locations, per the submitted drawings.

Clean and Repair Stone

- Remove any existing rusted fasteners, as needed.
- Point holes and clean stone, as needed, per the submitted drawings.

Repoint and Patch Stone

Spot Tuck Point--(complete)

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used stone of the exact same shape, dimension, and color; like-for-like.
- 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 masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. 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. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Window Repair

- Complete all repairs, as needed, on the existing windows, per the submitted drawings and specifications.

- **18-5-2**

711 South Ohio Avenue

Michael A. Jones (Applicant)

Old Oaks Historic District

Jones Home Transformations, LLC. (Owner)

Approve Application #18-5-2, 711 South Ohio Avenue, Old Oaks Historic District, as submitted, and with all clarifications, as noted:

New Roof

- Rebuild the fire-damaged roof, per the submitted drawings.
- New roof to include all new framing on west side of roof, new rafters, plywood, paper, and shingles.

Install New Asphalt Shingle Roof

- 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>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> 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.

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.

- **18-5-3**

697 South Champion Avenue

Francis Michael Curley (Applicant)

Steve Williams & Francis Michael Curley (Owners)

Approve Application 18-5-3, 697 Champion Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

New Electrical Service Box

- Remove any existing electrical equipment, as needed.
- Install new electrical service drop and meter box, per the submitted photographs.
- All work to be in accordance with any/all applicable City Code.

- **18-5-4b**

774 Bedford Avenue

Old Oaks Historic District

Mitchell Levine & Ashley Buckmaster (Applicant/Owner)

Application #18-5-4 has been divided into item ‘a’ for Historic Resources Commission review under New Applications (see above), and item ‘b’ for Staff Approval under Staff Approved items.

Approve Application 18-5-4b, 774 Bedford Avenue, Old Oaks Historic District, 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 selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] Owens Corning

(standard 3-tab)

[] Estate 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 Privacy Fence

- Install a new six-foot high (6’ H), wood privacy fence on or within the southern property line in the side/rear yard, then extending northward to the existing garage, per the submitted site plan.
- Fence along side yard to be placed east of the first (westernmost) window on the south elevation.
- Style of the new wood fence is to match the existing privacy fence on the north property line. Finished side is to be out, facing the neighboring properties (i. e. all stringers and posts placed on the inside).
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

18-5-7b

674 Bedford Avenue

Home Source Ohio (Applicant)

Old Oaks Historic District

Phoenix Financial, LLC. (Owner)

Approve Application 18-5-7b, 674 Bedford Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Install New Privacy Fence

- Retain the existing, six-foot high (6’ H), wood privacy fence on the north and south sides of the rear yard, as installed prior to review and approval, per the submitted site plan and photographs.
- Style of the new wood fence is consistent with Columbus Register architectural guidelines, with finished side out, facing the neighboring properties (i. e. all stringers and posts placed on the inside).
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

Install New Windows/First and Second Floor

- Remove the existing, one-over-one, DHS, vinyl windows, as installed prior to review and approval.
- Install new, aluminum-clad wood windows, per the Approved Windows List.
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- All existing, multi-light fixes and/or casement windows to remain, as is, per the submitted photographs.

Install New Basement Windows

- Remove the existing, deteriorated basement windows.
- Install new Fiber Frame, 2100 Series, awning-type windows in the existing openings.
- New windows to fit the historic window openings (not to be down-sized).
- Repair/replace any deteriorated wood trim, to match existing. Any new wood to match the size and profile of existing trim.

Front Porch Railings

- Retain the new, wood, porch and front steps railings, as installed prior to review and approval.
- Install additional, horizontal, wood top and bottom rails on porch and step railings, as needed to cover the top and bottom of all balusters.

Paint Vinyl Siding

- Retain the existing, “Blue” color paint, as applied prior to review and approval.
- Repair/replace any damaged or missing pieces of existing vinyl siding, and paint, as needed.

Repair Asphalt Roof

- Replace any missing or damage asphalt roofing shingles with new shingles to match existing.
- Replace of the entire roof will require a new application and installation of a shingle from the Approved Roofing Shingles list.

18-5-10b

1592-1594 Bryden Road

James Scally (Applicant)

Bryden Road Historic District

Becky Sundquist (Owner)

Application #18-5-10 has been divided into item ‘a’ for Historic Resources Commission review under New Applications (see above), and item ‘b’ for Staff Approval under Staff Approved items.

Repair Stop Gutters

- Examine all stop gutters on the house, and make any repairs and/or replace the existing stop gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new material. 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.

Exterior Painting

- 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 main 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 scheme to be: Trim – Dark Midnight (HGSW3331); Gables – Cloverdale (HGSW3333); Porch Deck and previously painted concrete cap on first floor railing – Tempest Skies (HGSW3332).
- **Any previously unpainted, masonry (i.e., stone foundation; brick porch columns, etc.) is to remain unpainted.**

• **18-5-13**

172 E. Frambes Avenue

GB Contractor, LLC (Applicant)

Indianola Forest Historic District

Jonathan Cope (Owner)

Approve Application 18-5-13, 172 East Frambes Avenue, Indianola Forest Historic District, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof/Front Porch

- Remove all asphalt shingles on the front porch 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.

- 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:

Certain Teed

(standard 3-tab)

Nickle 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.”

- **18-5-14**

160 E. Lane Avenue

Indianola Forest Historic District

GB Contractor, LLC. (Applicant)

Jonathan Cope (Owner)

Approve Application 18-5-14, 160 East Lane Avenue, Indianola Forest Historic District, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and front porch 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 selected by the owner from the following approved shingles list:

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Style:

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Certain Teed

(standard 3-tab)

Nickle 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.

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURN