

**HISTORIC RESOURCES COMMISSION
MINUTES**

**Wednesday, May 17, 2018
6:00 p.m.**

111 N. Front Street, Room 204 (Hearing Room)

Commissioners Present: Clyde Henry, Erin Prosser, Charles Rowan, Abbie Stiers

Commissioners Absent: Steward Gibboney, Joseph McCabe, Dan Morgan

City Staff Present: Connie Torbeck

- I. CALL TO ORDER – 6:09 p.m.
 - II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, June 14, 2018 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 312
 - III. NEXT COMMISSION HEARING – 6:00 p.m., Tuesday, June 21, 2018 – 111 N. Front Street (Michael B. Coleman Government Center); Room 204 (Hearing Room)
 - IV. SWEARING IN OF STAFF
 - V. INTRODUCTION OF COMMISSIONERS PRESENT
 - VI. APPROVAL OF MINUTES, Wednesday, March 15, 2018
MOTION: Prosser/Stiers (4-0-0) APPROVED
 - VII. STAFF APPROVALS – The Historic Resources Commission hereby accepts all Staff Approved items, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Henry/Stiers (4-0-0) APPROVED
- **18-5-9**
1881 South High Street
Ankit Nagi (Applicant) **Ankit Nagi, LLC. (Owner)**
 - 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.
Following presentation of the Staff Report, presentation by the Applicant, and additional discussion, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.
Recommend approval of the nomination of the property located 1881 South Front Street, (aka Dan’s Drive-In), to the Columbus Register of Historic Properties per the stipulations of City Code Chapter 3117.04 ‘Duties,’ under Columbus Register Criterion ‘E’ as indicated:

Criterion ‘E’: “The property is closely and publicly identified with an event or series of events which has influenced the historical or cultural development of the city, state or nation.”

MOTION: Henry/Stiers (4-0-0) RECOMMEND APPROVAL



VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 18-4-8

973 East Broad Street

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

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

18th & East Broad Street Historic District

Dixie L. Foley AFDT (Owner)

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Michael Dalton 27 Hoffman Avenue Neighborhood Resident	<ul style="list-style-type: none"> • Encouraged that access from Hoffman is being considered. • Has concerns about access from a narrow alley (Capital Street). • A new child care facility and other businesses are planned for the area, which will increase traffic. • Provided a few design comments.

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

Approve Application 18-4-8, 973 East Broad Street, as submitted, with all clarifications, as noted:

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, per the submitted drawings.
- Renovation includes demolition of the existing, non-original entrance canopy on the south elevation and the demolition of the non-contributing, one-story, brick rear addition.

Construct New Apartment Building

- Construct one (1) six (6) dwelling unit apartment building, per submitted plans.
- Front entrance door to include a lintel above the transom.
- Cut sheet for front door to be three-quarter light.
- Front porch may include privacy panel railings or open, balustrade railings. Columns to be wood.
- Light fixtures to be placed on either side of the front and side doors.
- All trim is to be wood.
- Shakes in front and side gables to be cedar or cementitious material.
- Foundation to be poured concrete.
- Fiber cement, board-and-batten siding to be SMOOTH.
- Cut sheets for all doors, windows, light fixtures, and hand railings to be submitted for final approval. Doors may be wood or smooth fiberglass.
- Roofing shingles to be from the Approved Roofing Shingles list, with gray, metal ridge roll.

Construct New Carriage House Apartments

- Construct one (1) three (3) dwelling unit carriage house, per submitted plans.
- Foundation to be poured concrete.
- Pedestrian doors may be three-quarter or half-lite.
- Cut sheets for all doors, windows, light fixtures, and hand railings to be submitted for final approval.
- Roofing shingles to be from the Approved Roofing Shingles list, with gray, metal ridge roll.

- Overhead garage doors to be Clopay, metal, flush garage doors.
- Revised drawings for Apartment Building and Carriage House Apartments, to be submitted to Historic Preservation Office for final review by a sub-committee of Commissioners Stiers and Rowan.

MOTION: Stiers/Henry (4-0-0) APPROVED

2. **18-5-11**

973 East Broad Street

18th & East Broad Street Historic District

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

Dixie L. Foley AFDT (Owner)

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

Upon review of Application #18-5-11, 973 East Broad Street, 18th & East Broad Street Historic District, the Historic Resources Commission recommends approval of the proposed variances, as submitted:

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.

MOTION: Henry/Stiers (4-0-0) RECOMMEND APPROVAL

3. 18-4-10

620 East Town Street

East Town Street Historic District

Jason Zadeh & Gregory Gallas (Applicant)

Gallas Zadeh (Owner)

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

Approve Application 18-4-10, 620 East Town Street, as submitted, with all clarifications, as noted:

Chemically Clean/Paint Removal

- Using the most diluted solution possible, perform a patch test by chemically removing the paint from a two-foot by two-foot (2' x 2') section on the brick apartment building, in the least visible location possible.
- Following the application of the approved cleaning solution, the entire treated area is to be rinsed with water in accordance with the manufacturer's recommendations.
- If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings," <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>).
- Applicant is to consult with Historic Preservation Office staff during the paint removal process, and provide detailed photographs of the areas where paint is being removed.

Spot Tuck Point

- Check all mortar joints on the brick apartment building 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 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>).

MOTION: Stiers/Henry (4-0-0) APPROVED

NEW APPLICATIONS

4. 18-5-4a

774 Bedford Avenue

Old Oaks Historic District

Mitchell Levine & Ashley Buckmaster (Applicant/Owner)

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

Continue Application # 18-5-4a, 774 Bedford Avenue, Old Oaks Historic District, for construction of a new garage, and direct Historic Preservation Office staff to place on the June 21, 2018 Historic Resources Commission agenda for further review.

Commissioner comments:

- Consider having the gable roof intersecting from the side.
- Set back the addition about a foot from the east wall of the existing garage.
- The addition could be frame rather than concrete block.
- Add wood corner boards and other wood trim if frame.
- Provide photos of other garages in the neighborhood.
- Check with the Zoning Department regarding required setbacks.
- Provide scaled line drawings for the three elevations.

MOTION: Stiers/Prosser (4-0-0) CONTINUED

5. 18-5-5

675 Linwood Avenue

William M. Marcum/contractor (Applicant)

Old Oaks Historic District

Deborah Floyd (Owner)

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

Approve Application 18-5-5, 675 Linwood Avenue, as amended, with all clarifications, as noted:

Repair Existing Rear Door

- Remove the existing, non-original, non-contributing rear door and storm door on the west elevation of the brick house.
- Repair the existing rear door opening and transom, as needed, with new wood and glass of the same profile and dimension as the original; like-for-like.
- Install a new wood door of an appropriate style at the rear (west) entry selected from the *Italian Village Guidelines for Rehabilitation & New Construction*, page 35, in consultation with the Historic Resources Commission. Final door style selected to be submitted to the Historic Preservation Office staff for final review and approval prior to installation.

Create New Entry Door Opening

- Create a new door opening, adjacent to the existing window opening, on the south wall of the rear, frame section of the house, per the submitted photos and renderings. Install new, wood casings of appropriate dimensions. No transom is required for the new door opening.
- Install a new, stone sill beneath door opening, to match the sill on the existing original door opening.
- Install a new wood door of an appropriate style at the rear (west) entry selected from the *Italian Village Guidelines for Rehabilitation & New Construction*, page 35, in consultation with the Historic Resources Commission. Final door style selected to be submitted to the Historic Preservation Office staff for final review and approval, prior to installation.
- Prime and paint all new and bare wood to match existing colors.
- Any exterior light fixtures to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Repair Wood Siding

- 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 manufacturer's specifications. Finish color schedule to be submitted to Historic Preservation Office staff for review and final approval in consultation with the Italian Village Commission.

MOTION: Stiers/Prosser (4-0-0) APPROVED

6. 18-5-6

734 Wilson Avenue

Joshua Kramer/Heather Rottenberg-Kramer (Applicant)

Old Oaks Historic District

Heather Rottenberg-Kramer (Owner)

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

Approve Application 18-5-6, 734 North Wilson Avenue, Old Oaks Historic District, as submitted, with all clarifications, as noted:

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 SMOOTH 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, driveway extension, A/C pad, and sidewalk in rear yard to be per the submitted site plan.
- Cut sheets for all doors, windows, exterior light fixtures, roof shingles, and siding to be submitted to Historic Preservation Office staff for final review and approval.

Extend Rear Porch

- Extend the existing, brick, rear porch to accommodate a wheelchair lift, per the submitted site plan and elevation drawing.
- New brick to match existing brick porch as closely as possible.
- Porch deck and stair treads to be concrete.
- Cut sheet for porch railings to be submitted to Historic Preservation Office staff for final review and approval.

MOTION: Stiers/Prosser (4-0-0) APPROVED

7. 18-5-7a

674 Bedford Avenue

Home Source Ohio (Applicant)

Old Oaks Historic District

Phoenix Financial, LLC. (Owner)

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

Continue Application # 18-5-7a, 674 Bedford Avenue, Old Oaks Historic District, and direct Historic Preservation Office staff to place on the June 21, 2018 Historic Resources Commission agenda for further review.

Commissioner comments:

- Retain the existing rear door opening. A new half-light door would be appropriate.
- The rear window opening may be covered over.
- Consider a rear porch adjacent to the existing French doors instead of a deck.
- Porch should be same depth as the existing rear, frame section and pulled in about a foot from the main block of the house on the left side. The shed roof should be carried across from the existing, rear, frame section.
- Submit revised drawings for the June HRC hearing.

MOTION: Henry /Prosser (4-0-0) CONTINUED

8. 18-5-10a

1592-1594 Bryden Road

James Scally (Applicant)

Bryden Road Historic District

Becky Sundquist (Owner)

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

Approve Application 18-5-10a, 1592-1594 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications, as noted:

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.

Note: The Certain Teed, Belmont Luxury shingle is not on the Approved Roofing Shingles list. This shingle is being approved as a **Test Case** only. Upon installation, Applicant is to contact Historic Preservation Office staff so that staff and Commissioners can assess the appropriateness of the shingle style.

MOTION: Stiers/Henry (4-0-0) APPROVED

9. 18-5-8

1110 Bryden Road

Joseph Huber (Applicant)

Bryden Road Historic District

Valor Investments (Owner)

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

Approve Application 18-5-8, 1110 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications, as noted:

Remove Slate and Install New Asphalt Shingle Roof

- 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:

Manufacturer:

CertainTeed

GAF

Certain Teed

GAF

Owens Corning

Tamko

Style:

Carriage House (dimensional)

Slateline (dimensional)

(standard 3-tab)

Royal Sovereign (standard 3-tab)

(standard 3-tab)

(standard 3-tab)

Color:

Stonegate Gray

English Gray Slate

Weathered Slate

Nickel Gray

Nickel Gray

Estate Gray

Antique Slate

- Final shingle choice to be submitted to Historic Preservation staff for the file.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

MOTION: Stiers/Prosser (4-0-0) APPROVED

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)

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

Approve Application 18-5-12, 457 North High Street, North Market Historic District, as submitted, with all clarifications, as noted:

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.
- All fasteners to be placed into mortar, not into the face of the brick.

MOTION: Stiers/Prosser (4-0-0) APPROVED

STAFF APPROVALS

• **18-5-1**

444 East Broad Street

Individual Listing

Robert K. Smith (Applicant)

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:

Manufacturer:

Style:

Color:

CertainTeed

Carriage House (dimensional)

Stonegate Gray

GAF

Slateline (dimensional)

English Gray Slate

Weathered Slate

Certain Teed

(standard 3-tab)

Nickel Gray

GAF

Royal Sovereign (standard 3-tab)

Nickel Gray

Owens Corning

(standard 3-tab)

Estate Gray

Tamko

(standard 3-tab)

Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

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:

<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, 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)

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

Old Oaks Historic District

Phoenix Financial, LLC. (Owner)

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, six-over-one, double-hung sash windows, per the Approved Windows List, to match the muntin pattern of the original windows.
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- New windows to fit the historic window openings (not to be down-sized).
- Existing aluminum wrap on exterior casings may remain in place only if it does not result in down-sizing the historic window openings.
- All existing, multi-light fixed 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)

Approve Application 18-5-10b, 1592-1594 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:

Bryden Road Historic District

Becky Sundquist (Owner)

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 Night (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

Indianola Forest Historic District

GB Contractor, LLC (Applicant)

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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[] 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.

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- 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"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> 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

- 22-24 E. Mound Street
 - New owner, Mark Dempsey, briefly discussed plans for the property.
 - Will be an event space rather than an open bar.
 - Exterior work will include painting, new door, removal of fence.
 - New sign to be submitted at a later date.

NO ACTION TAKEN

XI. ADJOURN (8:50 P.M.)