

HISTORIC RESOURCES COMMISSION AGENDA

July 19, 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, August 9, 2018 – 111 North Front Street, 3rd Floor, Room 312
- III. NEXT COMMISSION MEETING – 6:00 p.m., Thursday, August 16, 2018 – 111 N. Front St., 2nd Floor, Room 204
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, June 19, 2018.
- VII. APPROVAL OF STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **18-7-10a** (not required to attend)

761 Bedford Ave.

Lincoln Fahrback for Sevens Hills Ventures, Inc. (Applicant)

Old Oaks Historic District

Seven Hills Ventures, Inc. (Owner)

Application #18-7-10 has been divided into item 'a' for German Village Commission review under New Applications, and item 'b' for Staff Approval under Staff Approved items (see below). An application, photo, and site plan have been submitted.

New Parking Pad & Walkway

- Install a new, 12' x 20' concrete parking pad in the rear yard, per the submitted site plan and photograph.
- Install two (2) six-foot gates to access parking pad Roy Alley.
- Install new plantings/shrubs at the end of the parking pad to prevent vehicles from parking on the lawn.
- Remove existing sidewalk and install new 3' Wide concrete walkway from front to rear of property, per the submitted site plan.

2. **18-7-12** (not required to attend)

60 & 86 Belle Street/COSI

Stanley W. Young III/Columbus Sign Co. (Applicant)

Central High School/Individual Listing

City of Columbus (Owner)

An application, photos, and site plan have been submitted.

New Signage

- Install two (2) new ground signs, to identify “Dorrian Green Park” per the submitted drawings.
- New 10’ wide x 24” high x 4 ¾” deep, Bronze color, aluminum sign cabinets to include the text “DORRIAN GREEN” in one-inch (1”), push-thru, acrylic letters and Columbus Rec & Parks logo.
- Edge returns to be painted Silver Metallic.
- LED units to illuminate push-thru letters and logo only, per the submitted drawings.

CONTINUED APPLICATIONS

3. **18-5-4a** (not attending)

774 Bedford Avenue

Old Oaks Historic District

Mitchell Levine & Ashley Buckmaster (Applicant/Owner)

This application was reviewed at and continued from the May 17, 2018 HRC hearing and continued from the July 19 hearing at the request of the Applicant. Applicant requests to be continued to the August 16, 2018 HRC hearing to allow for time to prepare drawings.

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.

4. **18-5-7a** (not attending)

674 Bedford Avenue

Old Oaks Historic District

Home Source Ohio (Applicant)

Phoenix Financial, LLC. (Owner)

This application was reviewed at and continued from the May 17, 2018 HRC hearing and was continued from the June 21, 2018 HRC hearing in the absence of the Applicant. No new information has 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.

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:05 P.M.

5. **18-7-13**

367 East Broad Street

Individual Listing/Seneca Hotel

Tashe Intriere (Applicant)

Campus – Seneca LLC (Owner)

Install New Banners

- Install three (3) new banners on the South Grant Street elevation fence/railings, per the submitted renderings.
- Banners “A” and “C” to measure 180” long x 36” high. Banner “C” to measure 126” long x 36” high.
- Banners to include Seneca logo, website address, phone number, and other information, per the submitted renderings.
- Install one (1) new banners on the East Capital Street elevation fence/railings, per the submitted renderings.

- Banner to include website address, phone number, and leasing information, per the submitted renderings.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:15 P.M.

6. 18-7-14

1216 Bryden Road

Jeffrey Steele/The Cleary Co. (Applicant)

Bryden Road Historic District

Michael & Anne Ponzani (Owner)

An application, photos and drawings have been submitted.

Convert Window to Door Opening

- Remove existing cellar steps on rear/north elevation, and frame in existing door at foundation.
- Remove the existing window on the rear/north elevation of the brick house, per the submitted photos and renderings.
- Create new door opening in same location to provide access to a new rear deck.
- Install new, 36", full-lite door.

Build New Deck

- Build a new deck beneath the non-historic second-story rear addition. Existing support columns to remain.
- New deck to equal the footprint of the second floor structure.
- Deck floor to include 1 x 12 trim board.
- Install new, composite deck and stair railings, per the submitted drawings. Color to be "Brownstone."
- Deck material to be AZEK Porch – Morado.

Enclose Porch

- Enclose the existing, inset porch at the north east corner of the house.
- Remove existing concrete steps from rear yard. Patch and paint existing block foundation, as needed.
- Remove existing porch posts. Existing roof framing to remain.
- Exterior cladding to be LP Smart Board siding and trim, or similar. Paint color to match existing colors.
- Install rectangular, single-light window on east elevation, per submitted rendering.

7. 18-7-15

774 Bedford Avenue

Old Oaks Historic District

Mitchell Levine & Ashley Buckmaster (Applicant/Owner)

The existing two-story deck was installed by a previous owner, prior to review and approval. A Code Order has been issued. An application and photos have been submitted.

Retain Existing Two-Story Deck

- Retain the existing, wooden, two-story deck on the rear elevation, as built prior to review and approval.
- Option to paint and/or stain the existing deck, as needed.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:40 P.M.

8. 18-7-16

682 Bedford Avenue

Old Oaks Historic District

Shad Morris (Applicant/Owner)

COA # 17-6-18 was reviewed and approved by the Commission on June 15, 2017. The COA included removal of existing, six-over-one, double-hung sash windows and installation of new, Crestline Weather Shield, all wood windows, sized exactly to fit original openings.

Retain Existing Windows

- Retain the existing, wood windows, as installed.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M.

9. 18-7-17

1150 Bryden Road

Gallas Zadeh Dev., LLC c/o David Perry Co., Inc. (Applicant) GC Town Properties II, LLC. (Owner)

New vinyl windows were installed on the façade by a previous owner, prior to review and approval. An application, photographs and product cut sheets have been submitted.

Install New Windows

- Remove all existing, original, aluminum sliding windows on the east, north, and west elevations.
- Install new, Alside, Model 0700, Fusion welded, single hung vinyl windows on the east, north, and west elevations to match the existing, non-original, vinyl, single-hung windows on the façade/south elevation.

10. 18-7-18

1734 Bryden Road

Andrew H. Stevens (Applicant/Owner)

A new, terraced retaining wall and landscaping were installed, prior to review and approval. A code order has been issued. An application, photographs have been submitted.

Install New Retaining Wall

- Retain the existing tiered retaining wall and plantings, as installed prior to review and approval, per the submitted application and photographs.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:20 P.M.

11. 18-7-19

987 Bryden Road

Right Property Group, LLC. (Applicant/Owner)

An application for a new six unit building was conceptually reviewed June 21, 2018. A two-story frame dwelling previously stood on the lot and was demolished ca. 1970. An application, photographs have been submitted.

New Construction

- Build a new five-unit condo building on the existing vacant lot, per the submitted drawings.
- Each unit to include a private entranced and two-car garage.
- Exterior cladding to be James Hardie siding. Colors to be: Soffit/fascia - “Arctic White;” Siding - “Monterey Taupe” and “Iron Gray.”
- Front doors to be Fiber Classic Oak Collection, wooden, half-lite/two-panel doors.
- Roofing material to be GAF Timberline “Charcoal.”
- Garage doors to be Wayne Dalton, Model 9100/9605, “Sonoma.” Color to be “Brown.”

The following is from the June 21, 2018 HRC hearing:

Commissioner Comments:

Commissioner McCabe

- *Noted that HardiePlank was recently approved as a test case on Bryden Road by the Commission on a rehab project.*
- *The Bryden Road elevation needs to be treated as a “front.”*
- *Not opposed to working off the side street. Is a supporter of larger density.*
- *The Commission will need to make a recommendation on variances.*
- *Look at architectural details on existing surrounding buildings, such as the wide overhangs. Blend in with that character.*
- *A lot of right things are going on with this project. Will need to see all exterior materials, doors, windows, light*

fixtures, etc.

- *It would be helpful to have photos of some of the surrounding houses to understand appropriate scale and height for the area. Asked about rear and side yard setbacks and green space.*
- *Asked about rear and side yard setbacks and green space.*
- *Almost every house along Bryden has a front porch. It would be great to add a porch on the Bryden Road elevation.*
- *Will need to submit a wall section showing overhang details and hand rail details.*

Commissioner Stiers

- *It would be helpful to have a site plan for the next review to understand the massing. Also, show how the adjacent buildings compare in height.*
- *Will need to consider the setbacks of existing houses facing onto Bryden Road when considering the setbacks of this proposal.*
- *Asked if rear doors or walkways/greenspace is being considered.*
- *It appears that the trim, window headers, and other details will be appropriate. Just need to see better details.*

Commissioner Henry

- *All of the existing buildings face onto Bryden Road, so appreciates that the west elevation will have the appearance of a facade.*
- *The two ends of the building don't have to be symmetrical. It could be appropriate to flip one garage onto the alley.*
- *The new building can be a bit taller than adjacent buildings, but should not overshadow them.*
- *Thinks it will be a great project.*

Commissioner Rowan

- *Asked about rear and side yard setbacks and green space.*
- *Asked about trash storage and removal.*

NO ACTION TAKEN

CONCEPTUAL REVIEW

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:45 P.M.

12. 18-7-20

497 E. Town St.

Tain at Topiary Park LLC (Owner)

JBAD, Jonathan Barnes (Applicant)

An application, site plan, floor plans, and photos have been submitted.

New Construction

- *First conceptual review for a new five-story residential project.*
- *Total sf to be approximately 98,000 sf (75,000 residential and 23,000 parking and lobby).*
- *Project to include approximately 70 apartments with 54 surface parking spaces.*
- *Amenity space to be located on the fifth floor.*

STAFF APPROVALS

• **18-7-1**

2117 Iuka Avenue

Iuka Ravine Historic District

Kathryn O'Harra (Applicant)

Kathryn O'Harra & George Callif III (Owner)

Approve Application 18-7-1, 2117 Iuka Avenue, Iuka Ravine Historic District, as submitted, with all clarifications noted:

Repair Garage

- *Repair and/or replace all damaged, deteriorated, and missing wood trim elements and wood siding on the frame*

garage, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim: like-for-like, according to industry standards.

- Replace any missing or damaged wood panels in the overhead garage door.
- Prepare all exterior, wooden surfaces on the garage for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Custom paint color to match existing house color “Terra Cotta” and “Dessert Sand.”

• **18-7-2**

717 Wilson Avenue

Old Oaks Historic District

Martin Burmaster/Brothers Roofing & Construction (Applicant)

Jay Hout (Owner)

Approve Application 18-7-2, 717 Wilson Avenue, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, porches, and dormers of the 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:

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.

• **18-7-3**

1738 Bryden Road

Bryden Road Historic District

Alice F. Kennedy (Applicant/Owner)

Approve Application 18-7-3, 1738 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and dormers of the 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:

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.

• **18-7-4**

92 East Northwood Avenue

Northwood Park Historic District

Amrit Khalsa (Applicant/Owner)

Approve Application 18-7-4, 92 East Northwood Avenue, Northwood Park Historic District, as submitted, with all clarifications noted:

Install New Steps/Front and Rear Entrances

- Repair or remove the deteriorated, concrete front porch steps and rear steps, per the submitted photographs, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete or wood steps of appropriate rise and in the same locations.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Wood steps to be painted or stained with an opaque stain.

Install Stair Handrail

- Install a new black metal handrail on rear steps and front service steps. Install a manufactured rail system per Fortin Welding & Mfg. Inc. (or like manufacturer) Picket or Arch style.

Remove Storm Door

- Remove the existing storm door at the front entrance, per the submitted photograph.

Repair Porch Flooring

- Remove all damaged and deteriorated flooring; pull all nails from, and inspect condition of, existing joists to insure structural integrity.
- Replace with new, tongue and groove, yellow pine, porch flooring of same dimensions as existing.
- Match existing flooring overhang. If applicable, match all damaged and deteriorated barge molding with new material of same dimension and profile.

- Blind nail with galvanized finish nails only.
- Prime new flooring on all sides with porch floor enamel thinned with appropriate material prior to installation. After installation, topcoat entire porch floor with same porch floor enamel according to manufacturer's specifications for finish coat. Paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Installation of metal wrap on the front porch floor boards is not an appropriate method of repair and is not approved.

• **18-7-5**

675 Oakwood Avenue

Old Oaks Historic District

Gregory D. Port (Applicant)

Dyana Valentin, Jimmy Valentine, Vance Valentine (Owners)

Approve Application 18-7-5, 675 Oakwood Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Install New Wood Steps

- Remove the deteriorated, wood front porch steps, and dispose of all debris in accordance with Columbus City Code.
- Install new wood steps in the exact same location.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

• **18-7-6**

2132 Summit Street

Iuka Ravine Historic District

Bryan Dulle (Applicant)

OSU Rentals, LLC. (Owners)

Approve Application 18-7-6, 2132 Summit Street, Iuka Ravine Historic District, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof /Garage

- Remove all asphalt shingles on the garage, 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.
- 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

Style:

Carriage House (dimensional)
Slateline (dimensional)

Color:

Stonegate Gray
 English Gray Slate
 Weathered Slate

Certain Teed
 GAF

(standard 3-tab)
Royal Sovereign (standard 3-tab)

Nickel Gray
 Nickel Gray

Owens Corning
 Tamko

(standard 3-tab)
(standard 3-tab)

Estate Gray
 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."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **18-7-7**

717 Wilson Avenue

Old Oaks Historic District

Jay Hout (Applicant/Owner)

Approve Application 18-7-7, 717 Wilson Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

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 brick house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color scheme to be: Soffit/fascia, siding on 2nd floor sunroom, window trim, porch ceiling, and railings– SW2805 “Renwick Beige”; Corbels, front porch cornice, and front door – SW2802 “Rookwood Red”; Previously painted stone lintels – SW2806 “Rookwood Brown.”
- **Any previously unpainted, masonry is to remain unpainted.**

• **18-7-8**

702 South Ohio Avenue

Old Oaks Historic District

Extreme Equity Construction, LLC. (Applicant)

J. Company One, LLC. (Owner)

Approve Application 18-7-8, 702 South Ohio Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Rebuild Front Porch

- Remove all existing concrete block foundation and wood flooring.
- Inspect footer and repair/replace, as needed, per the submitted specifications.
- Build new front porch, per the submitted drawings.
- Porch decking to be tongue-and-groove.
- New porch ceiling material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.
- New railings to be per the submitted drawing, with beveled top rail cap.
- Final paint colors to be submitted to Historic Preservation Office staff.

• **18-7-9**

4914 Olentangy Blvd.

Old Beechwood Historic District

Steven Strang & Melissa Kline (Applicant/Owner)

Approve Application 18-7-9, 4914 Olentangy Blvd., Old Beechwood Historic District, as submitted, with all clarifications noted:

Window Repair

- Retain and repair all existing, original, steel casement windows, as needed, per the submitted specifications.
- Repair existing wood frames and trim, as needed. All replacement wood to match existing dimensions and profile, like-for-like.
- Paint color to be Sherwin Williams “Extra White,” to match existing.

Exterior Painting/House

- Prepare all previously painted stucco surfaces on the house and attached garage for repainting using the appropriate hand tools.
- Power wash all exterior surfaces, as needed (pressure is not to exceed 300 lb./p.s.i. and a broad fan tip is to be used).
- 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 for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all stucco and new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be Sherwin Williams "Extra White," to match existing.
- **Any previously unpainted, masonry is to remain unpainted.**

• **18-7-10b**

761 Bedford Avenue

Lincoln Fahrback (Applicant)

Old Oaks Historic District

Seven Hills Ventures, Inc. (Owner)

Application #18-7-10 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.

Approve Application 18-7-10b, 761 Bedford Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Exterior Painting

- Paint all previously painted masonry (stone window/door sills and lintels; stone coping on front porch railings; stone water table.
- Color to be Aspen Gray (6004-2A), per the submitted paint chip, to match the natural stone color as closely as possible.

Install New Privacy Fence

- Remove the existing wood privacy fence and install a new six-foot high (6' H), wood privacy fence on or within the north, south, and west property line in the rear yard, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-foot high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Gates to be located at the northwest corner of the house and along the alley to provide vehicle access.
- 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.

• **18-7-11**

1354 & 1364 N. Fourth Street

John N. Schilling (Applicant)

New Indianola Historic District

Robert Schilling (Owner)

Approve Application 18-7-11, 1354 & 1364 N. Fourth Street, New Indianola Historic District, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the main roofs of the two buildings, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new torch down asphalt roofing, in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Any/all stone coping is to remain in place. Any deteriorated stone coping is to be replaced in-like-kind, as needed.

X. OLD BUSINESS

18-7-21

1199 Franklin Avenue

Avery Building/Columbus Register Individual Listing

Dave Perry Company, Inc.

An application, site plan, and photos have been submitted.

Request for Variance Recommendation

Variances:

- 1). Section 3332.035, R-3, Residential District, lists single-unit dwellings as the only permitted residential use, while the applicant proposes a mixed-use building comprised of 7,550± square feet of commercial space, 800± square feet of patio space, up to 15 dwelling units, and garage parking on Subarea A, and an accessory parking lot to serve Subarea A on Subarea B.
- 2). Section 3312.13, Driveway, requires a driveway width of 20 feet, while the applicant proposes a driveway width of 12 feet on the south and west sides of the building on Subarea A.
- 3). Section 3312.21(A)(2)(B)(3), Landscaping and screening, requires that interior parking lot trees shall be planted in landscaped islands or peninsulas containing a minimum soil area of 145 square feet with a minimum radius of 4 feet per tree, and that screening be provided for parking lots located within 80 feet of residentially zoned property within a landscaped area at least 4 feet in width, while the applicant proposes to reduce the minimum soil area to 70 square feet with a radius of 3 feet in the landscaping island on the north side of the dumpsters, and to not provide perimeter screening other than with the islands and the Sherman Avenue parking setback landscaping on Subarea B, as shown on the Site Plan.
- 4). Section 3312.25, Maneuvering, requires the maneuvering area for 90 degree parking spaces to be a minimum of 20 feet, while the applicant proposes a maneuvering area of 17.5 feet on Subarea A.
- 5). Section 3312.27(3), Parking setback line, requires the minimum parking setback line to be ten feet, while the applicant proposes to maintain a parking setback line of four feet along Sherman Avenue on Subarea B.
- 6). Section 3312.29, Parking space, requires a parking space to be a rectangular area not less than 9 by 18 feet, while the applicant proposes a reduced width of 8 feet for the 5 enclosed parking spaces on Subarea A, as shown on the site plan. (This was shown on the November 2017 site plan but not itemized on the variance list.)
- 7). Section 3312.49, Minimum numbers of parking spaces required, requires 1 parking space per 75 square feet of eating and drinking establishment, 1 parking space per 150 square feet of patio space, and 1.5 parking spaces per dwelling unit, for a total of 130 parking spaces, while the applicant proposes to provide 15 spaces for Subarea A, subject to providing an off-site parking lot (Subarea B) with 34 spaces.
- 8). Section 3321.05(B)(1)(2), Vision clearance, requires clear vision triangles of 10 feet at the intersection of a street and alley, and 30 feet at the intersection of two streets, while the applicant proposes on Subarea A to reduce the clear vision triangle at the intersection of the Sherman Avenue and Chapel Street to 0 feet, and the clear vision triangle at the intersection of Franklin Avenue and Sherman Avenue to 3 feet.
- 9). Section 3321.07(B), Landscaping, requires one tree per ten residential units, a requirement of 2 trees for 15 units on Subarea A, while the applicant proposes zero trees.
- 10). Section 3332.18(D), Basis of computing area, requires that the a residential building shall occupy alone or together with any other building no greater than 50 percent of the lot area, while the applicant proposes 90 percent lot coverage on Subarea A.

11). Section 3332.21, Building lines, requires a minimum building setback line of ten feet from Franklin venue and Sherman Avenue, while the applicant proposes to maintain the building setback line of approximately nine feet along Franklin Avenue and zero feet along Sherman Avenue for the existing building on Subarea A.

12). Section 3332.25, Maximum side yards required, requires the sum of the widths of the side yards to equal or exceed 20 percent of the width of the lot, a maximum requirement of 16 feet, while the applicant proposes to maintain a maximum side yard of zero feet on Subarea A.

13). Section 3332.26, Minimum side yard permitted, requires a minimum side yard of 5 feet, while the applicant proposes no side yards on Subarea A and a minimum side yard of 3± feet from the north property line on Subarea B. (for the dumpster box)

14). Section 3332.27, Rear yard, requires that each dwelling, apartment house, or other principal building shall be erected so as to provide a rear yard totaling not less than 25 percent of the total lot area, while the applicant proposes no rear yard on Subarea A.

XI. NEW BUSINESS

- Nomination and Election of a Vice-Chair, to fill a vacant seat.

Historic Resources Commission By Laws

Article IV

Officers

****Section 1.** The officers of the Historic Resources Commission shall be a Chairperson, a Vice-Chairperson, and Secretary. These officers shall perform the duties prescribed by these By-laws and by the parliamentary authority adopted by the Commission. The Historic Preservation Officer and Recording Secretary shall be provided by the Jobs Development Department and shall not be members of the Commission.

Section 2. The Chairperson shall preside at all meetings of the Commission, shall appoint any committee, standing or ad hoc, and be an ex-officio member thereof, and shall have a vote on all issues. The Chairperson shall also have the authority to act as spokesperson for the Commission.

Section 3. The Vice-Chairperson shall assume the duties of the Chairperson in the absence of that officer. The Vice-Chairperson shall also be considered the Chairperson-Elect.

Section 4. The Secretary shall assume the duties of Chairperson in the absence of the Chairperson and Vice-Chairperson. The Secretary shall also oversee all record keeping procedures of the Commission.

Section 5. As soon as convenient after members have been appointed and approved, and annually thereafter at the regular meeting held on the third Thursday in March, a nominating committee of three shall be appointed by the Chairperson to nominate a candidate for each office to be filled at the regular meeting in May. The nominating committee shall report at the Regular meeting in April. Before the election at the meeting in May, additional nominations from the floor shall be permitted.

Section 6. The officers shall be elected by majority vote to serve for one (1) year or until their successors are elected, and their term of office shall begin at the close of the regular meeting at which they are elected.

Section 7. No member shall be eligible to serve more than two consecutive terms in the same office or serve more than one office at the same time.

XII. ADJOURN