

HISTORIC RESOURCES COMMISSION AGENDA

September 20, 2018

6:00 p.m.

111 North Front Street, Room 205 OSS

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, October 11, 2018 – 111 North Front Street, 3rd Floor, Room 312
- III. NEXT COMMISSION MEETING – 6:00 p.m., Thursday, October 18, 2018 – 111 N. Front St., 2nd Floor, Room 204
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, August 16, 2018.
- VII. APPROVAL OF STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **18-9-8** (*not required to attend*)
851 Bryden Road
Gunzelman Architecture & Interiors (Applicant)
• **MOVED TO STAFF APPROVAL**
Bryden Road Historic District
David Fischer & Lisa Imondi (Owners)
2. **18-9-9** (*not required to attend*)
1053 Bryden Road
Travis More (Owner)
• **MOVED TO STAFF APPROVAL**
Bryden Road Historic District

CONTINUED APPLICATIONS

3. **18-7-18** (*not attending*)
1734 Bryden Road
Andrew H. Stevens (Owner)
A new, terraced retaining wall and landscaping were installed, prior to review and approval. A code order has been issued. Applicant requests to be continued to the September 20, 2018 HRC hearing.
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 6:05 P.M.

4. **18-8-11a** (*attending*)
666 Oakwood Avenue **Old Oaks Historic District**
Cassie Wilhelm & Greg Myers (Owners)
This application was continued from the August 16th HRC hearing. Photos and revised drawings have been submitted.
Porch/New Addition
- Demolish the existing rear porch.
 - Construct a new addition in the same footprint of the existing rear porch, per the submitted drawings.
5. **18-8-14b** (*not required to attend*)
71 West Jeffrey Place **Old Beechwood Historic District**
Dominic Boyden/Boyden Renovations, LLC. (Applicant) **Rhonda Comer & Vincent Day (Owners)**
• **MOVED TO STAFF APPROVAL**

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:20 P.M.

6. **18-9-10** (*attending*)
1494 Bryden Road **Bryden Road Historic District**
Adrian Calloway (Owner)
An application and photos have been submitted. Work has been undertaken prior to issuance of a certificate. A code order has been issued.
- Retain the existing, pressure-treated wood porch railing and handrails on front porch, as installed prior to review and approval.
7. **18-9-11** (*attending*)
1110 Bryden Road **Bryden Road Historic District**
Joe Huber (Applicant) **Valor Investments (Owner)**
An application and photos have been submitted. Code violations have been issued for work done without a certificate and work done not in accordance with an issued certificate.
- Alter existing concrete block retaining wall with the addition of stone veneer and cap.
 - Install 6-ft wood privacy fence in front yard along south property line.
 - Paint trim and fascia; color to be Sherwin Williams “Natural Linen” (SW9109).
 - Paint railings, trim, windows, and painted masonry; color to be Sherwin Williams “Iron Ore” (SW7069).
 - Install Owens Corning “Oakridge” dimensional asphalt shingle roof; color to be “Estate Gray”.

CONCEPTUAL REVIEW

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

8. **18-9-12** (*attending*)
4771 N. High Street **Old Beechwood Historic District**
Albert & Paige Chapman-Layland (Applicants/Owners)
An application, drawings, and photos have been submitted.
Conceptual Review
- Construct new addition to side of existing residence.
 - The same materials will be used when available; all trim, windows, doors, etc. will match existing.
 - The purpose of the extension is to provide adjoined but independent living space for the aging mother of one of the applicants.

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

9. 18-9-13 (attending)

602 E. Town Street

Shremshock Architects (Applicant)

East Town Street Historic District

Joe Collins property, LLC (Owner)

This application was conceptually reviewed at the August 16, 2018 HRC hearing. A site visit was conducted by HPO staff and Commissioners Henry and McCabe on August 30th to observe the carriage house conditions. An application has been submitted.

Conceptual Review

- Redevelopment discussion and carriage house findings.

STAFF APPROVALS

• 18-9-1

1445 Summit Street/Orton Labs

New Avenue Architects & Engineers (Applicant)

Columbus Register Property

ACIHO-1 Management, LLC (Owner)

Approve Application 18-9-1, 1445 Summit Street/Orton Labs, a Columbus Register Property, for renewal of expired COA # 17-1-5b (Expired: January 19, 2018), exactly as previously approved, for a period of one (1) year.

Extend Existing Asphalt Parking Lot

- Extend asphalt parking lot south approximately seventeen feet (17') to include ten (10) new, 90-degree parking spaces.
- Install new linear storm water drain located at the parking lot apron at Peters Alley via trench in existing concrete sidewalk with steel plate cover per submitted site plan.
- Modify existing raised planter beds (adjacent to Peters Alley) to accommodate one (1) new parking space.
- Remove new-growth/volunteer trees along East Eighth Avenue (total of four [4]).
- Decrease width of existing sidewalk (adjacent to the building) from five feet (5') to four feet (4').
- Remove existing, deteriorated, modular block retaining wall along East Eighth Avenue.
- Install new, cast-in-place, buttressed concrete retaining wall in the same East Eighth Avenue location. Height to be six feet (6' H) above grade. Wall to be capped with decorative, forty-two inch (42"), wrought iron screening.
- Any/all additional screening identified by the City Building and Zoning staff to be submitted to the Historic Preservation Officer for final review and approval in consultation with the commission subcommittee of Commissioners Wolf and Henry.

Install New Primary Entrance Steps

- Relocate and reconstruct existing concrete steps closer to the primary entrance per submitted site plan.

Install New Bicycle Storage Rack

- On east elevation near old growth tree per submitted site plan.

Plant New Trees—Summit Street/East Elevation

- Plant five (5), new-growth trees of same species on preserved grass area per submitted site plan.

Exterior Lighting Fixtures

- **Applicant to submit final exterior lighting details to the Historic Preservation Officer for final review and approval in consultation with the commission subcommittee of Commissioners Wolf and Henry prior to the issuance of the Certificate of Appropriateness.**

MOTION: Clark/Henry (5-0-0) APPROVED

• 18-9-2

1330 Bryden Road

Gerhard G. Gnosa (Applicant/Owner)

Bryden Road Historic District

Approve Application 18-9-2, 1330 Bryden Road, Bryden Road Historic District, for renewal of expired COA # 17-7-3 (Expired: June 13, 2018), exactly as previously approved, for a period of one (1) year.

Exterior Painting—Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.

- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.
- Replace any/all sash which are deteriorated beyond reasonable repair with new wooden sash of exact same profile and dimension; like-for-like.
- Prepare all exterior wooden trim surfaces for painting using the appropriate hand tools.
- Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards.
Any/all replacement wood to be of same profile and dimension as the original; like-for-like.
- Prime all bare and new wood with the appropriate exterior primer according to manufacturer’s specifications.
- Glaze and caulk as necessary.
- Finish paint color to match existing; like-for-like.

Repair Stone Parapet

- Remove any/all damaged material on the parapet wall on left/west elevation and replace with like-for-like materials. Any/all replacement stone necessary is required to match the existing original stone type, size, color, and shape exactly (i. e. like-for-like).
- Mortar to match existing mortar in color, texture, hardness, and joint profile. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings”.)
- The height, thickness, and length of the parapet wall is to remain the same as the original following the completion of all repairs.

• **18-9-3**

1822 Bryden Road

Bryden Road Historic District

Justin Hayes (Applicant)/ Kevin Sarich (Owner)

Approve Application 18-9-3, 1822 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

- Remove deteriorated asphalt roof.
- Install new Owens Corning standard 3tab asphalt shingle roof; color to be “Estate Gray”.
- Install new metal ridge roll, valleys, and flashing; to be painted either “Tinner’s red” or “Gray”.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- 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.

• **18-9-4**

742 Wilson Avenue

Old Oaks Historic District

Michael Williams (Owner)

Approve Application 18-9-4, 742 Wilson Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

- Remove deteriorated front concrete steps, from front porch to sidewalk.
- Install new concrete steps to match existing and per City of Columbus Building Codes and industry standards; like-for-like.

Remove Existing Concrete Steps and Install Concrete Steps

- Remove any/all damaged and deteriorated, concrete service steps, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the exact same location and of the exact same dimensions, as necessary.
- All work to be in accordance with industry standards and all applicable City Building Codes.

• **18-9-5**

73 W. Royal Forest Blvd.

Old Beechwood Historic District

Lindalee W. Brownstein (Owner)

Approve Application 18-9-5, 73 West Royal Forest Blvd., Old Beechwood Historic District, as submitted with any/all clarifications

noted:

- Install new whole-house generator in rear yard.
- Generator to be positioned next to existing AC condenser unit.

• **18-9-6**

672 Wilson Avenue

Old Oaks Historic District

Charles Lusco (Owner)

Approve Application 18-9-6, 672 Wilson Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

- Clean and paint exterior wood trim and shutters. Trim to be painted Sherwin Williams “Lilting Lily” (HGSW1186), and shutters to be painted Sherwin Williams “Bayside Blue” (HGSW2313).
- Repair front porch ceiling as needed to match existing.
- Replace broken gutter supports and install 1 new downspout.
- Repair front porch roof as needed; any/all new slate is to match existing.

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, and per submitted paint color chips.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **18-9-7**

262 E. Lane Avenue

Iuka Ravine Historic District

Jason Bally (Applicant)/ Olde Alexandria Acquisitions, LLC (Owner)

Approve Application 18-9-7, 262 E. Lane Avenue Iuka Ravine Historic District, as submitted with any/all clarifications noted:

- Repaint existing windows and siding; color to be Sherwin Williams “Neutral Ground” (SW7568).
- Repaint soffit and fascia; color to be Sherwin Williams “Rookwood Red” (SW2802).
- Repaint existing egress stairs; color to be Sherwin Williams “Tricorn Black” (SW6258).
- Previously painted stone lintels, sills, and water table to be painted a STONE color; new paint chip to be provided to HPO Staff prior to painting for final review.

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, and per submitted paint color chips.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **18-9-8**

851 Bryden Road

Bryden Road Historic District

Gunzelman Architecture & Interiors (Applicant)/ David Fischer & Lisa Imondi (Owners)

Approve Application 18-9-8, 851 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Build New Garage

- Construct new 2-car garage at rear of lot, per the submitted drawings.
- Garage to use existing curb cut along 17th Avenue.
- Exterior cladding to be 4” horizontal Hardie Siding with Hardi Shake in gables.
- Trim to be 1 x, per the Columbus Register Guidelines, page 85.
- Two (2) overhead garage doors on west elevation to be flush metal.
- One (1) pedestrian door on north elevation to be flush metal.
- One (1) 2/2 Double-hung sash on north elevation to be from approved windows lists. Final window choice to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Roofing to be asphalt shingles from approved roofing list. Final shingle choice to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Exterior colors to match existing.
- Exterior lighting to be per the submitted drawings.

• **18-9-9**

1053 Bryden Road

Bryden Road Historic District

Travis More (Owner)

Approve Application 18-9-8, 851 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Modify Previous Approval/Porch Columns

- Modify previous porch rehabilitation from wood columns to fiberglass columns.
- New columns to be 10” by 9’ non-tapered columns.
- Final design for base and capital to be submitted to Historic Preservation Office staff, prior to issuance of a Certificate of Appropriateness.
- New fiberglass to be painted. Paint color to be submitted to Historic Preservation Office staff.

Note: COA # 18-9-9 modifies COA # 18-6-13 (June 14, 2018). Fiberglass columns are being approved as a “Test Case” only. Final installation is to be inspected by Historic Preservation Office staff and reported to the Commission.

• **18-8-14b**

71 West Jeffrey Place

Old Beechwold Historic District

Dominic Boyden/Boyden Renovations, LLC. (Applicant)

Rhonda Comer & Vincent Day (Owners)

Approve Application 18-8-14b, 71 West Jeffrey Place, Old Beechwold Historic District, as submitted with any/all clarifications noted:

Install New Windows

- Replace the three (3) sets of casement windows on the second floor of the façade, and the one (1) casement window on the second floor of the rear elevation of the same room.
- Install new Marvin Clad Ultimate, out-swinging Casement window replacements, per the submitted specifications.
- New windows to fit the historic openings, not to be down-sized with any additional trim.
- All existing, exterior wood window trim to remain, as is.

Note: The Marvin Ultimate Next Generation (aluminum-clad wood) window is on the Approved Windows List for double-hung sash replacement. Installation of the Ultimate Next Generation is being approved at this particular site as a “Test Case” for replacement of casement windows. Final installation is to be inspected by Historic Preservation Office staff and reported to the Commission.

X. OLD BUSINESS

18-9-14 (*Not required to attend*)

1445 Summit Street

Steven Schwope/New Avenue Architects (Applicant)

Orton Memorial Lab / Individually Listed Property

ACIHO-1 Management, LLC (Owner)

Approve Application 18-9-14, 71 1445 Summit Street, Orton Memorial Lab / Individually Listed Property, as submitted with any/all clarifications noted:

Modify Guard Rail

- Add rosette design feature to new railings on the south elevation, along Eighth Avenue, per the submitted drawings and product cut sheet.
- Note: COA # 18-9-14 modifies COA # 18-9-1 (August 20, 2018).

XI. NEW BUSINESS

XII. ADJOURN