

## HISTORIC RESOURCES COMMISSION MINUTES

Wednesday, April 19, 2018  
4:00 p.m.

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

**Commissioners Present:** Clyde Henry, Joseph McCabe (arrived 6:50 p.m./Agenda Item #5), Dan Morgan, Erin Prosser, Charles Rowan (Acting Chair/arrived 6:09 p.m./ Staff Approvals), Abbie Stiers

**Commissioners Absent:** Steward Gibboney

**City Staff Present:** Connie Torbeck

- I. CALL TO ORDER – 6:07 p.m. (Commissioner Henry)
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, May 10, 2018 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 312
- III. NEXT COMMISSION HEARING – 4:00 p.m., Tuesday, May 17, 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: Henry/Prosser (3-0-2[Stiers & Henry –abstain]) 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/Prosser (6-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATIONS

#### 1. 18-4-6

755 Boone Street  
Ace Fence & Deck, LLC.

Hamilton Park Historic District  
Joel Simmons

*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 18-4-6, 755 Boone Street, as submitted, with all clarifications, as noted:

#### Install New Fence

- Install approximately 64' of 6' high, satin black, Courtyard aluminum fence, per the submitted site plan.
- Fence style to be #1230, per the submitted product cut sheet and sample photo.

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



**CONTINUED APPLICATIONS**

**2. 18-3-11b**

**1150 Bryden Road**

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

*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 18-3-11b, 1150 Bryden Road, as submitted, with all clarifications, as noted:

Landscaping

- Install new plantings, per the submitted site plan and rendering.

New Fence

- Install a new, 6' High, horizontal board fence, per the submitted section/elevation drawings and rendering.
- Fence to be painted or stained within one (1) year.

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

**Bryden Road Historic District**

**GC Town Properties II, LLC (owner)**

**3. 18-4-7 (Variance Recommendation)**

**1150 Bryden Road**

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

Upon review of Application #18-4-7, 1150 Bryden Road, the Historic Resources Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

- 1) Section 3332.035, R-3 Residential District, to permit a 17 dwelling unit apartment building.
- 2) Section 3312.27(3), Parking Setback Line, to reduce the parking setback along S. Champion Avenue from ten (10) feet to 4.5 feet to 6 feet, as depicted on the site plan.
- 3) Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 1.5 spaces/dwelling unit (26 spaces total) to 1.05 spaces/dwelling unit (18 spaces total) for 17 one (1) bedroom apartments.
- 4) Section 3321.05(A)(1)(B)(1), Vision Clearance, to reduce the vision clearance triangle at the driveway to S. Champion Avenue from 10'x10' to 5'x5' and to reduce the vision clearance triangle at the intersection of E Chapel Street (alley) and S. Champion Avenue from 10'x10' to 6'x6'.

MOTION: Henry/Morgan (5-0-0) RECOMMEND APPROVAL

**Bryden Road Historic District**

**GC Town Properties II, LLC (owner)**

**NEW APPLICATIONS**

**4. 18-4-8 (Conceptual)**

**973 East Broad Street**

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

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

**18<sup>th</sup> & East Broad Street Historic District**

**Dixie L. Foley AFDT (Owner)**

*Following presentation by the Applicant, Acting Chairperson Rowan opened the discussion, and Commission members provided comments to assist the Applicant in preparing for further review.*

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*

**5. 18-4-9 (Variance Recommendation)**

**973 East Broad Street**

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

**18<sup>th</sup> & East Broad Street Historic District**

**Dixie L. Foley AFDT (Owner)**

Upon review of Application #18-4-9, 973 East Broad Street, 18<sup>th</sup> & East Broad Street Historic District, the Historic Resources Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

- 1) Section 3321.01 - Dumpster area, to permit a dumpster located behind a parking space without independent access and maneuvering area.

MOTION: Morgan/McCabe (6-0-0) RECOMMEND APPROVAL

**5a. 18-4-15**

**1297-1299 Bryden Road / Vacant Lot**

**Juliet Bullock Architects (Applicant)**

**Bryden Road Historic District**

**Chad Seiber (Owner)**

New Construction

- First conceptual review for construction of a new, brick, two-family residence on previous double site.

Request for Variance Recommendation

- 1) 3332.035 - R-3 Residential District – to allow for a two-family home.
- 2) 3332.26 - Minimum side yard permitted (A) (B) to allow for side yard less than 5’ and to be 3’ on the East property line.
- 3) 3312.49 (A) - To reduce the required parking spaces from 4 to 2.

*Following presentation by the Applicant, Acting Chairperson Rowan opened the discussion, and Commission members provided comments to assist the Applicant in preparing for further review.*

Commissioner Comments:

Commissioner McCabe:

- Would prefer to see the building slide over west, toward Linwood Avenue. There are lots of windows on the adjacent house to the east.
- Will need to consider any impact the parking will have on adjacent houses.
- A detached garage would be more in keeping with the architecture of the neighborhood.

Commissioner Henry:

- Agrees with Commissioner McCabe regarding the setbacks.
- The example drawings of other doubles completed by this architect in Italian Village look good.

Commissioner Stiers:

- No additional comments.

Commissioner Morgan:

- No additional comments.

Commissioner Stiers:

- Is okay with the vision clearance variance.

NO ACTION TAKEN

**6. 18-4-10**

**620 East Town Street**

**Jason Dorsey/Windsor Homes, LLC. (Applicant)**

**East Town Street Historic District**

**Windsor Homes, LLC. (Owner)**

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

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
<p>Jason Zadeh In contract to purchase property</p>	<ul style="list-style-type: none"> <li>• Painting of the building was done without management’s knowledge.</li> <li>• Has analyzed the brick/paint and thinks there are ways to remove the paint with power washing and a solvent.</li> <li>• Has concerns about doing damage to the brick.</li> <li>• Not opposed to the paint, but will remove if necessary.</li> <li>• Understands that tuck pointing and other repairs are needed.</li> <li>• Is communicating with the current owner/seller.</li> </ul>

In the absence of, and at the request of the Applicant, continue Application # 18-4-10, 620 East Town Street East Town Street Historic District, to retain existing white paint, as applied prior to review and approval, and direct Historic Preservation Office staff to place on the May 17, 2018 Historic Resources Commission agenda for review.  
MOTION: Morgan/Stiers (6-0-0) CONTINUED

7. 18-4-11

**730 South Champion Avenue**

**Old Oaks Historic District**

**Andy Wright/Upward Home Solutions (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.*

Approve Application 18-4-11, 730 South Champion Avenue, Old Oaks Historic District, as submitted, with all clarifications, as noted:

Build New Porch

- Construct a new, full-width, front porch, similar in footprint to the original porch, per the submitted drawings.
- Porch columns, railings, flooring, and steps to be wood.
- Railings and columns to be per the Columbus Register of Historic Properties Guidelines, page 15.
- Final drawings to be submitted to Historic Preservation Office staff for final review and approval by a sub-committee consisting of Commissioners McCabe and Henry, prior to issuance of a Certificate of Appropriateness.

MOTION: Stiers/Henry (6-0-0) APPROVED

8. 18-4-12

**1110 Bryden Road**

**Bryden Road Historic District**

**Joseph Huber (Applicant)**

**Mary Ellen Meredith (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 18-4-12, 1110 Bryden Road, as submitted, with all clarifications, as noted:

Demolish and Rebuild Rear Enclosed Porch

- Demolish the existing, deteriorated, enclosed rear porch, per the submitted photos and drawings.
- Exterior cladding to be horizontal wood siding.
- Handrail at steps to be wood.
- Rooftop balustrade to be wood.
- Latticework skirting to be framed out with 1 x 4.
- Transom to be included above the rear door opening.
- Windows to be from the Approved Windows list, with final approval to Historic Preservation Office staff.
- Cut sheet for rear door to be submitted to Historic Preservation Office staff for final review and approval.

Landscape/Hardscape

- Install a new patio and stepping stone in rear yard, per the submitted site plan.
- Cut sheet for paver to be submitted to Historic Preservation Office staff for final review and approval.
- Fire pit to be installed per all applicable City Code.
- Install new plantings, per the submitted plan.

MOTION: McCabe/Morgan (6-0-0) APPROVED

9. 18-4-13a

**288 Miller Avenue**

**Bryden Road Historic District**

**William Geary/Parallel Homes, LLC. (Applicant)**

**Parallel Homes, 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.*

Approve Application 18-4-13a, 288 Miller Avenue, Bryden Road Historic District, as submitted, with all clarifications, as noted:

Install New Siding

- Remove the existing aluminum siding and PermaStone siding.
- Install new wood siding, smooth Hardie Artisan siding, Nichiha siding, or Boral siding. Final choice to be submitted to Historic Preservation Office staff for the file.
- Profile and exposure of new siding to match the original, wood siding as closely as possible.

- Install new, wood corner boards, per the submitted drawings.
- Repair existing fascia, trim, and box gutter, as needed.
- Final exterior siding color(s) to be submitted to Historic Preservation Office staff.

Note: The options of Hardie Artisan siding, Nichiha siding, or Boral siding are being approved as a test case based on the deteriorated condition of the original wood siding.

Build New Front Porch

- Retain the existing, concrete porch deck and steps.
- Build a new front porch where a porch once existed, per the submitted drawings.
- Roof to be standing-seam-metal, per the submitted product cut sheet.
- New built up columns and railings to be wood, per the submitted drawings.

Rear Porch

- Install new, wood built up column and railings, per the submitted drawings.
- Repair/replace existing, wood rake/fascia, as needed. All new wood to match existing in size and profile.

Install Windows

- Remove all plywood coverings from all windows.
- Install new wood or aluminum-clad windows in existing openings.
- New windows to fit the historic window openings.
- Install new exterior wood casings, per the submitted drawings.
- Existing stained glass window on third floor of façade is to remain.
- New windows to be from the Approved Windows List. Cut sheet for new doors to be submitted to Historic Preservation Office for review and approval, prior to installation.

Install New Doors

- Install new front and rear doors. Front door to be wood. Rear door may be wood or metal.
- Cut sheet for new doors to be submitted to Historic Preservation Office for review and approval, prior to installation.

Exterior Lighting

- Install new exterior light fixtures at the front and rear entrances.
- Cut sheet for light fixtures to be submitted to Historic Preservation Office for review and approval, prior to installation.

MOTION: Henry/McCabe (6-0-0) APPROVED

**10. 18-4-14**

**1221 Bryden Road  
Scott Baker (Applicant)**

**Bryden Road Historic District  
Gary Ross (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 18-4-14, 1221 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications, as noted:

Install New Roof System

- Remove the fire damaged third floor roof, slate, and roof structure.
- Existing, three (3) dormers on front slope of roof to be retained and repaired, as needed. All new wood to match existing size and profile.
- Rebuild roof, roof structure, and dormers to match existing, per the submitted drawings.
- Install new asphalt shingles from the approved roofing shingles list. Final choice to be submitted to Historic Preservation Office staff for the file.
- Re-installation of hat vents on rear slope of roof is approved at this site due to minimal roof ridge.

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.

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- New mortar must be 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>).

Install New Windows

- Remove all fire damaged, 6/6 and 1/1, double-hung sash windows on the third-story.
- Install new, wood, 6/6, and 1/1, double-hung sash windows on third floor to match existing, per the submitted product cut sheets.
- Historic Preservation staff to assess all second-story windows prior to final approval of removal and replacement with new wood windows, per the submitted product cut sheets.

Rear Sleeping Porch

- Replace rubber roof, fascia, and gutters, as needed.
- All work to match existing.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the rear, one-story section, 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 E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

MOTION: Stiers/Henry (6-0-0) APPROVED

CONCEPTUAL REVIEW

**12. 18-4-16**

**4860 Rustic Bridge Road**

**Eric Bement (Applicant)**

Installation of Fence

- Potential purchaser requests feedback from the Commission regarding the appropriateness for installation of fencing in the rear yard, per the submitted photos and site plan.

APPLICATION WITHDRAWN

NO ACTION REQUIRED

**Old Beechwold Historic District**

**Cheryl Meade & Matthew Gilmore (Owner)**

STAFF APPROVALS

• **18-4-1**

**640-42 Linwood Avenue**

**Taisean Glover (Applicant/Owner)**

Approve Application #18-4-1, 640-42 Linwood Avenue, Old Oaks Historic District, as submitted, and with all clarifications as noted and for the renewal of expired C. of A. #17-1-2 for the exact same work as indicated.

Renewal of expired C. of A. #17-1-2 for the exact same work as previously issued:

Exterior Painting—House & Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement

**Old Oaks Historic District**

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.
- Finish paint color scheme to match the existing exterior color(s),  
or  
Applicant/Owner to submit new color(s) chips to the Historic Preservation Office staff for final review and approval prior to applying the finish coat(s).
- **Any previously unpainted, masonry (i.e., brick/stone/concrete, foundation, 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.

#### Replace Gutters & Downspouts

- Remove all hung gutters and downspouts and replace with new gutters and downspouts of appropriate size to ensure proper drainage.

#### Repair Box Gutters

- Examine all box gutters on porch roofs and make any repairs and/or replace existing box gutter system on all elevations with new materials of appropriate dimension and profile. Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal down spouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

#### Repair Soffits & Fascia

- Replace any/all damaged, deteriorated, and missing wooden eave soffit and fascia with new wood of same dimension and profile: like-for-like.

#### Repair Porch Flooring

- Prime and finish coat all new and/or bare wood surfaces with exterior primer and top coat according to manufacturer's specifications. All exterior paint colors to match existing; like-for-like.

Approve the additional work as indicated.

#### Install New Asphalt Shingle Roofs—House & Garage

- Remove the deteriorated, slate shingle roof complete down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing shingles. Manufacturer and color to be a 'test case' for consideration for inclusion on the Approved Shingles List:

Manufacturer:

CertainTeed

Style:

Carriage House (dimensional)

Color:

Stonegate Gray



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GAF	Slateline (dimensional)	English Gray Slate Weathered Slate
Certain Teed	(standard 3-tab)	Nickel Gray
GAF	Royal Sovereign (standard 3-tab)	Nickel Gray
Celotex Slate Gray	(standard 3-tab)	Heritage 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. Metal ridge roll to run the complete length of all roof ridges (i.e. flush with the eave/soffit fascia) and painted “Tinner’s Red” or “gray” to match the new shingle color as closely as possible.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “gray” to match the new shingle color as closely as possible.

• **18-4-2**

**639 Wilson Avenue**

**Andy Gastineau/Bone Dry Roofing (Applicant)**

**Old Oaks Historic District**

**Richard Vickers (Owner)**

Approve Application #18-4-2, 639 Wilson Avenue, Old Oaks Historic District, as submitted, and with all clarifications as noted:

Remove and Install New Asphalt Shingle Roof / Garage

- Remove all asphalt shingles on the detached 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.
- 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:

[ ] Owens Corning

Style:

(standard 3-tab)

Color:

[ ] 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.

• **18-4-3**

**912 Bryden Road**

**Christine Donaldson (Applicant)**

**Bryden Road Historic District**

**Christine Donaldson & Charles Moore (Owner)**

Approve Application #18-4-3, 912 Bryden Road, Bryden Road Historic District, as submitted, and with all clarifications as noted:

Install New Privacy Fence

- Install new six-foot high (6’ H), wood privacy fence along the east side of the existing parking pad, in the rear yard, per the submitted site plan.
- Style of the new wood fence is to match the existing fence along E. Chapel Street, per the submitted photographs

and site plan, i.e., board-on-board, six-foot high (6' H), dog-eared wood fence, with finished side out, facing the existing parking pad (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.

- **18-4-4**

**174 East Oakland Avenue**

**Sure Home Improvements (Applicant)**

**Northwood Park Historic District**

**Ronald House (Owner)**

Approve Application #18-4-4, 174 East Oakland Avenue, Northwood Park Historic District, as submitted, and with all clarifications as noted:

Remove and Install New Asphalt Shingle Roof / House

- Remove all asphalt shingles on the two-story, frame 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:

[ ] Owens Corning

Style:

(standard 3-tab)

Color:

[ ] 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."
- Retain the existing, hat vents, as previously installed. No additional hat vents to be installed.

- **18-4-5**

**125 E. Broad Street (Trinity Episcopal Church)**

**Bello Giardino Landscaping (Applicant)**

**Individual Historic Listing**

**Trinity Episcopal Church (Owner)**

Approve Application #18-4-5, 125 E. Broad Street (Trinity Episcopal Church), Individual Historic Listing, as submitted, and with all clarifications as noted:

Landscaping

- Remove all weeds and excess plants
- Remove existing stump
- Plant 10 Taxus Everlow plants
- Plant 100 Pachysandra plants (2 flats – 50 per flat)
- Prepare proper plant bedding before installation
- Finish with 5 yards of mulch

- **18-4-13b**

**288 Miller Avenue**

**Bryden Road Historic District**

**Parallel Homes, LLC. (Applicant/Owner)**

*This application has been divided into item 'a', for review by the Commission (above), and item 'b', under staff approvals.*

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the frame 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:

[ ] GAF

Style:

Slateline (dimensional)

Color:

[ ] English Gray 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.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated 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.

Install New Doors

- Remove existing plywood on all exterior door openings.
- Install new, wood doors in all exterior openings, per the submitted drawings.
- Cut sheet for new doors to be submitted to Historic Preservation Office staff for final review and approval.

Landscaping

- Regrade yard on all elevations, as needed.
- Install sod, or plant grass, as needed.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURN**