

HISTORIC RESOURCES COMMISSION MINUTES

Wednesday, June 21, 2018

4:00 p.m.

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

Commissioners Present: Clyde Henry, Joseph McCabe, Charles Rowan (acting Chairperson), Abbie Stiers

Commissioners Absent: Erin Prosser, Steward Gibboney, Dan Morgan

City Staff Present: Connie Torbeck

- I. CALL TO ORDER – 6:18 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, July 12, 2018 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 312
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, July 19, 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, Thursday, May 17, 2018
MOTION: Henry/Stiers (3-0-1[McCabe-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/Stiers (4-0-0) APPROVED
- VIII. PUBLIC FORUM
 - **Request for Recommendation/Street Name Change**
18-6-14
GAS Properties, Inc. (Applicant)
 - Request to rename “Heatley Drive,” in the 1981 Smoky Ridge Estates, Section 6, to “Anthoulas Way.”

Upon review of Application #18-6-14, the Historic Resources Commission has no objection to the proposed change in name of “Heatley Drive” to “Anthoulas Way,” as submitted:

MOTION: Stiers/McCabe (4-0-0) NO OBJECTION



IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 18-5-4a

774 Bedford Avenue

Old Oaks Historic District

Mitchell Levine & Ashley Buckmaster (Applicant/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.

In the absence of the Applicant, 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 July 19, 2018 Historic Resources Commission agenda for further review.

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

2. 18-5-7a

674 Bedford Avenue

Old Oaks Historic District

Home Source Ohio (Applicant)

Phoenix Financial, LLC. (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.

In the absence of the Applicant, continue Application # 18-5-7a, 674 Bedford Avenue, Old Oaks Historic District, for construction of a new rear porch and siding over a rear door/window opening, and direct Historic Preservation Office staff to place on the July 19, 2018 Historic Resources Commission agenda for further review.

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

NEW APPLICATIONS

3. 18-6-16a (not required to attend)

673 South Champion Avenue

Old Oaks Historic District

Francis Michael Curley (Applicant)

Upward Home Solutions (Owner)

MOVED TO STAFF APPROVAL

4. 18-6-17 (Staff Recommendation) (not required to attend)

22-24 East Mound Street

South High Commercial Group

Mark Dempsey (Applicant/Owner)

MOVED TO STAFF APPROVAL

5. 18-6-18 (Variance Recommendation) (not required to attend)

660 South Champion Avenue

Old Oaks Historic District

Kyle G. Davis & Gary J. Holt (Applicant)

Old Town Builders, LLC./Kyle G. Davis (Owner)

MOVED TO STAFF APPROVAL

6. 18-6-19a

710 South Ohio Avenue

Extreme Equity Construction/J. Company One (Applicant)

Old Oaks Historic District

J. Company One, LLC. (Owner)

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

Approve Application 18-6-19a, 710 South Ohio Avenue, Old Oaks Historic District, as submitted, with all clarifications, as noted:

Demolish Garage / Install New Parking Pad

- Demolish the existing, deteriorated, ca. 1920 brick garage, per the submitted photographs.
- Prior to demolition, Applicant is to measure the footprint of the existing garage and submit dimensions to Historic Preservation Office staff for the record.
- Install a new, concrete parking pad in the same location.
- Install a low fence at the west end of the parking pad to prevent vehicles from driving onto the yard.
- Size of new parking pad may accommodate up to three (3) standard size vehicles.
- Applicant is to submit a site plan to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- Site plan to include dimensions and materials of new parking pad; height, style, and design of fence; landscaping.

Reasons for Approval of Demolition:

- Demolition of the ca. 1920 garage is being approved in accordance with C.C. 3116.14/Standards for Demolition, because the garage is highly deteriorated and beyond repair.

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

7. 18-6-23 (not required to attend)

1297-1299 Bryden Road

Juliet Bullock Architects (Applicant)

MOVED TO STAFF APPROVAL

Bryden Road Historic District

Chad Seiber (Owner)

8. 18-6-24 (not required to attend)

1297-1299 Bryden Road

Juliet Bullock Architects (Applicant)

MOVED TO STAFF APPROVAL

Bryden Road Historic District

Chad Seiber (Owner)

CONCEPTUAL REVIEW

9. 18-6-25

987 Bryden Road

Bryden Road Historic District

Right Property Group, LLC. (Applicant/Owner)

New Construction/Six Unit Building

- Construct a new, three story, six unit building, per the submitted drawings.
- Exterior cladding to be Hardie Panel.
- Roofing to be GAF asphalt shingles.

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

- 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

STAFF APPROVALS

• **18-6-1**

734 Wilson Avenue

Old Oaks Historic District

Joshua Kramer (Applicant)

Heather Rottenberg-Kramer (Owner)

Approve Application 18-6-1, 734 Wilson Avenue, Old Oaks Historic District, for renewal of expired COA # 17-4-24a and COA # 17-4-24b (Expired: April 20, 2018), exactly as previously approved, for a period of one (1) year.

Demolish Garage

- Due to the existing deteriorated conditions of the structural elements on all elevations, and as per the January 16, 2014 H. R. C. regular meeting approval, demolish existing frame garage.
- Garage demolition is to be performed only after submittal of current interior and exterior photos with accurate measurements and building footprint to the Historic Preservation Office staff for inclusion in the permanent property record.
- Remove existing trees near the garage.
- Dispose of any/all debris per Columbus City Code.
- **The Applicant is directed to submit the measured drawing(s) of the new garage to the Historic Preservation Officer for placement on the Historic Resources Commission meeting agenda within six (6) months from today's date (i. e. October 19, 2017).**

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

Repair/Replace Windows

- Examine all windows and repair where possible in accordance with preservation standards and H. R. C. guidelines; like-for-like.
- Where original windows are missing or determined to be beyond repair in consultation with the Historic Preservation Officer, install new wood windows of the same dimension and profile as the original windows; like-for-like.
- Applicant to provide the window repair/replacement schedule to the Historic Preservation Officer for review and approval prior to beginning window work.

Reroof Complete

- Remove all asphalt shingles on 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 3-tab 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>
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

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Celotex	(standard 3-tab)	Heritage Gray Slate 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.

Replace Front Door & Sidelites

- New front door to be wood and style to be submitted to the Historic Preservation Officer for review and approval prior to installation.

Install New Side and Entry Doors

- New side and rear entry door style and material to be submitted to the Historic Preservation Officer for review and approval prior to installation.

Repair Front & Rear Brick Walls

- Make any/all necessary structural repairs to the existing brick walls per industry standards, all applicable City Building Codes, and Historic Resources Commission Guidelines

Tuckpoint

- Check all mortar joints on all elevations 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 brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. 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”)

Install New Mailbox

- New mailbox cut sheet to be submitted to the Historic Preservation Officer for review and approval prior to installation.

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

• **18-6-2**

212 East Broad Street

Luke Lyren/Corna Kokosing Construction Co. (Applicant)

St. Joseph Cathedral/Individual Listing

Catholic Diocese (Owner)

Approve Application 18-6-2, 212 East Broad Street, St. Joseph Cathedral/Individual Listing, as submitted, with all clarifications noted:

Replace Exterior Steps

- Remove the existing, deteriorated, Ohio Limestone steps at the southeast corner of the cathedral, per the submitted photographs.
- Install new steps of Indiana Limestone in same location.
- New steps to match the existing steps in dimensions, profile and color.

Note: COA #18-6-2 modifies COA # 18-3-4/March 7, 2018.

- **18-6-3**
22-24 East Mound Street **South High Street Commercial Group**
Mark Dempsey (Applicant/Owner)
Approve Application 18-6-3, 22-24 East Mound Street, South High Street Commercial Group, 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 commercial building 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
 - **Any previously unpainted, masonry (i.e., brick walls, stone sills and lintels, stone plinth, etc.) is to remain unpainted.**Install New Door
 - Remove the existing, non-original, non-contributing door on the west end of the south elevation, per the submitted photographs.
 - Install a new, wood door in the same location.
 - Cut sheet for new door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

- **18-6-4**
1810 Bryden Road **Bryden Road Historic District**
Lisa Van Dyke (Applicant/Owner)
Approve Application 18-6-4, 1810 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:
Install Ductless Split Air Conditioning System
 - Install two (2) outdoor, ground units adjacent to the east elevation of the house, per the submitted photos.
 - Install exterior lines on the north (rear) and east elevations of the house, per the submitted photos.
 - All exterior lines to include "hide covers" to be painted to match the color of the adjacent brick walls, as closely as possible.
 - All fasteners for exterior lines to be placed into mortar joints, not into the face of the brick.
 - No equipment and/or lines to be located on the front/south elevation of the house.

- **18-6-5**
675 Linwood Avenue **Old Oaks Historic District**
Deborah Floyd (Applicant/Owner)
Approve Application 18-6-5, 675 Linwood 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 colors for wood surfaces to be as follows: SW2819 “Downing Slate”; SW2805 “Renwick Beige”; SW2808 “Rookwood Dark Brown.”

- **Any previously unpainted, masonry, i.e., brick walls and stone foundation, is to remain unpainted.**
- **Any previously painted masonry, including window and door sills and lintels, and the stone/concrete caps on the front porch railings, 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.

- **18-6-6**

676 Wilson Avenue

L.R. Westbrook, Sr. (Applicant)

Approve Application 18-6-6, 676 Wilson Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

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.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick walls, stone foundation, stone/concrete window and door sills and lintels, and concrete caps on front porch railing and columns) 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 stone/concrete, 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.

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.
- Color of gutters and downspouts to match trim color.
- 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.

• 18-6-7

680 Wilson Avenue

L.R. Westbrook, Sr. (Applicant)

Old Oaks Historic District

A. S. Yancy (Owner)

Approve Application 18-6-7, 680 Wilson Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

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.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick walls, stone foundation, stone/concrete window and door sills and lintels, and concrete caps on front porch railing and columns) 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 stone/concrete, 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.

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.
- Color of gutters and downspouts to match trim color.
- 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 Front Porch Floor

- Remove all loose concrete from the porch floor, as needed.
- Remove any existing patching material, and apply new sealant to fill cracks, and/or pour new concrete deck, as needed, per industry standards.
- Paint color for new deck to be submitted to Historic Preservation Office staff for final review and approval.

Install Stair Handrail

- Prior to the installation of the new handrail, examine the existing front porch service steps and perform any/all necessary site work to insure a stable and level foundation for the existing steps with appropriate slope for water drainage.
- Install a new black metal handrail on the front porch steps in accordance with all applicable Columbus Building Codes [Note: Plumbers pipe with a combination of street and conventional 90's is not appropriate and is not approved for use on this site.] Style of rails to be selected from one (1) of the following appropriate options: a) Install black pipe with malleable, adjustable fittings. Pipe diameter to be 1"-1 ¼" only; b) Install a one-piece, black, tubular steel rail & post unit. Tube diameter to be 1"- 1 ¼" only; c) Install a manufactured rail system per Fortin Welding & Mfg. Inc. (or like manufacturer), Model RSS.

• **18-6-8**

595 East Rich Street

East Town Street Historic District

Joseph J. Niedzwiedski, CFO/North Central Metal Health Services, Inc. (Applicant)

North Central Metal Health Services, Inc. (Owner)

Approve Application 18-6-8, 595 East Rich Street, East Town Street Historic District, as submitted, with all clarifications noted:

Repair Entry Deck and Ramp

- Make all necessary repairs and/or replace the existing, wooden entry deck, railings, and ramp on the east elevation, per the submitted specifications, in accordance with all applicable City Code and industry standards.
- Install new, wooden, lattice skirting beneath deck. Decking to be framed with 1 x 2 trim.
- Prime and paint any bare wood surfaces. Color to match existing, "Brown."

Repair Existing Fence

- Make all necessary repairs to the existing, 6' High, wood privacy along the west side of the parking lot.
- Secure any/all existing panels and/or replace any deteriorated panels, as needed.

Graffiti Removal

- Graffiti abatement to be conducted in a manner that does not damage or deface the building finish and/or trim surface material(s) (eg. stone, brick, tile, terra cotta, stucco, wood, aluminum, vinyl, steel, etc.). If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used to prevent surface etching. (Refer to Preservation Brief 1- "The Cleaning and Waterproof Coating of Masonry Buildings"). Mechanical treatments including the following: high pressure wet or dry blasting, abrasive grits, such as sand, dolomite powder, aluminum oxide, ground-walnut shells, sodium bicarbonate (baking soda); high pressure water washing and mechanical sanding or grinding, should never be considered as a method of removing graffiti from historic masonry.

Repair/Replace Sash & Board Windows

- Repair or replace the broken lower sash on the one (1) window that was vandalized, per the submitted photos.
- Install plywood over the two (2) basement window openings to secure the building. Plywood to be exterior grade, 3/4", smooth on one side, and primed on all sides prior to installation. Plywood to be cut to fit the existing window jamb; outside-to-outside. Jamb and sash to remain in place. Size of existing masonry opening to remain the same. Plywood to be painted to match trim after installation.

• **18-6-9**

62 West Beechwold Blvd.

Old Beechwold Historic District

Amanda Barcus (Applicant/Owner)

Approve Application 18-6-9, 62 West Beechwold Blvd., Old Beechwold Historic District, as submitted, with all clarifications noted:

Tree Removal

- To avoid damage to the property, remove the five (5) unhealthy/dying pine trees in the rear yard, per the submitted arborist's report.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties.
- Remove the stumps below grade to prevent new growth
- Haul away all debris.
- The existing sycamore tree is to remain, to retain a tree canopy in the rear yard.

• **18-6-10**

71 West Jeffrey Place

Rhonda L. Comer (Applicant)

Approve Application 18-6-10, 71 West Jeffrey Place, Jeffrey Park Historic District, as submitted, with all clarifications noted:

Jeffrey Park Historic District

Rhonda L. Comer & Vincent Day (Owner)

Install New Gutters

- Install new, metal, half-round gutters and round, metal down spouts of the appropriate size and/or aluminum ogee (k-style) gutters and corrugated metal downspouts on all elevations, as needed. Finish color to match existing trim color, "Brown."
- 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, "Brown."
- Make any/all necessary repairs to the existing storm sewer tile systems needed to insure proper drainage away from the foundations of this and neighboring properties.

• **18-6-11**

262 East Lane Avenue

Jason Bally (Applicant)

Approve Application 18-6-11, 262 East Lane Avenue, Indianola Forest Historic District, as submitted, with all clarifications noted:

Indianola Forest Historic District

Olde Alexandria Acquisitions, LLC. (Owner)

Repair/Replace Siding – Garage

- Repair/replace any/all original, existing wood siding with any/all new wood siding to match the original wood siding profile and dimension exactly; like-for-like, per the submitted photos and wood siding profile.
- Prepare all exterior wooden surfaces on all elevations of the building using the appropriate hand tools.
- Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Finish color to match existing colors.

• **18-6-12**

926 East Broad Street

DeMarco Roofing, Inc. (Applicant)

Approve Application 18-6-12, 926 East Broad Street, 18th & East Broad Street Historic District, as submitted, with all clarifications noted:

18th & East Broad Street Historic District

Community Properties Revitalization, LLC. (Owner)

Install New Rubber Roof

- Install new roof system, per the submitted specifications.
- Remove any/all asphalt shingles or rolled roofing on the flat roof, 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.
- Install new flashing, as per the submitted specifications.
- 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.

• **18-6-13**

1053 Bryden Road

Bryden Road Historic District

Travis Moore (Applicant/Owner)

Approve Application 18-6-13, 1053 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:

Replace Porch Ceiling

- Remove and dispose of existing porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New 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.
- Paint/stain color chip to be submitted to Historic Preservation Office staff for final review and approval.

Install New Porch Columns & Railings

- Remove the existing, non-original, non-contributing, metal porch columns and railings.
- Install new, round, wood columns, and new porch railings with square balusters, similar to existing porch columns at 1377 Bryden Road.
- Paint color chips to be submitted to Historic Preservation Office staff for the file.

• **18-6-14**

660 Wilson Avenue

Old Oaks Historic District

Molly Hogue & David Clarkson (Applicant/Owner)

Approve Application 18-6-14, 660 Wilson Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Install New Wrought Iron Fence/Gate

- Remove the existing, 6' High, wood privacy fence located between 660 and 668 Wilson Avenue, per the submitted photographs.
- Install new, 48" High, wrought iron fence and gate in same location, per the submitted example photograph.

• **18-6-15**

712 Bedford Avenue

Old Oaks Historic District

Able Roof (Applicant)

Chris Bell (Owner)

Approve Application 18-6-15, 712 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 3-tab shingles. Manufacturer and color to be:

<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."

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the rear, one-story section of the house, per the submitted photos, 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.

• **18-6-16b**

673 South Champion Avenue

Francis Michael Curley (Applicant)

Old Oaks Historic District

Upward Home Solutions (Owner)

Application #18-6-16 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 18-6-16b, 673 South Champion 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 3-tab shingles. Manufacturer and color to be:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[] Certain Teed	Carriage House (dimensional)	[] Stonegate 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.”

Repair 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.

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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

- **Any previously unpainted, masonry (i.e., brick walls, stone foundation, etc.) is to remain unpainted.**
- **Any previously painted masonry (stone window and door sills and lintels; stone water table; coping on front porch railings) 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.

- **18-6-19b**

710 South Ohio Avenue

Old Oaks Historic District

Extreme Equity Construction/J. Company One (Applicant)

J. Company One, LLC. (Owner)

Application #18-6-19 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 18-6-19b, 710 South Ohio 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry is to remain unpainted.**
- **Any previously painted masonry (stone window and door sills and lintels; stone water table; coping on front porch railings) 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.

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.

Repair 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.

New Exterior Light Fixtures

- Remove existing exterior light fixture at front entrance.
- Install a new light fixture, per the submitted product cut sheet.

Install New Front Door

- Remove the existing front door, per the submitted photographs.
- Install a new, wood door of the same size in the same location.
- Cut sheet for new door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Install New Privacy Fence

- Remove the existing wood privacy fence and install a new six-foot high (6' H), wood privacy fence, 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.
- 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.
- Location and dimension of all gates to be submitted

• **18-6-20**

601 South Ohio Avenue

Sarah Higgins/Health Homes (Applicant)

Old Oaks Historic District

Jade Boddie (Owner)

Approve Application 18-6-20, 601 South Ohio Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Install New Windows

- Remove the two (2) non-original, non-contributing windows, located to the right of the front entrance.
- Install new windows to match the existing size of the window opening (windows not to be down-sized).
- New windows to be Marvin Integrity, one-over-one, double-hung fiberglass windows.
- Remove the one (1), existing sliding window on the rear elevation.
- New window to be Marvin Integrity, sliding, fiberglass window to match existing window opening.

Repair Box Gutters

- Examine all box gutters on the frame house and make any repairs and/or replace the 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.
- Paint any new or bare wood to match existing trim color.
- Install new, aluminum downspouts in the appropriate locations to assure proper drainage. Color to match existing (dark brown).
- 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.

• **18-6-21**

621 South Ohio Avenue

Sarah Higgins/Health Homes (Applicant)

Old Oaks Historic District

Clarence & Barbara Holloway (Owner)

Approve Application 18-6-21, 621 South Ohio Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Install New Window

- Remove the one (1) non-original, non-contributing windows, located to the left of the front entrance.
- Install new window to match the existing size of the window opening (windows not to be down-sized).
- New window to be Marvin Integrity, one-over-one, double-hung fiberglass window.

Repair/Replace Front Porch Railing

- Remove all existing, deteriorated or damaged metal porch railings on the front porch.
- Install new metal railings, to match existing style and color.
- Install new hand railing at front steps, to match existing metal porch railings.

Install New Concrete Steps

- Remove the deteriorated, concrete front porch steps, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete steps in the exact same location and of the exact same dimension.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Install New Screened Doors

- Remove the existing aluminum storm doors at the front and rear entrances.
- Install new screened doors. Cut sheet for new doors to be submitted to Historic Preservation Office for final review and approval, prior to installation.

• **18-6-22**

689 South Ohio Avenue

Sarah Higgins/Health Homes (Applicant)

Old Oaks Historic District

Deborah Barrett (Owner)

Approve Application 18-6-22, 689 South Ohio Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color to be SW6256 "Serious Gray," per the submitted paint color chip.
- Repair/replace existing wood steps to match existing, like-for-like. Color to be SW6256 "Serious Gray," per the submitted paint color chip.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like. Paint color to be SW7005 "Pure White," per the submitted paint color chip.
- Repair/replace existing, brick porch piers, like-for-like. Piers (footers) may be concrete, if required.

Repair Box Gutters

- Examine all box gutters on the frame house and make any repairs and/or replace the 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.

- Paint any new or bare wood to match existing trim color.
- 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 Wood Siding

- Install new, wood siding on the rear, one-story section of the house, per the submitted photos.
- Install new siding over the non-original door/window opening that is currently covered with plywood.
- New siding to match the reveal and profile of the existing siding.

- **18-6-16a**

673 South Champion Avenue

Old Oaks Historic District

Francis Michael Curley (Applicant)

Upward Home Solutions (Owner)

Approve Application 18-6-16a, 673 South Champion Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Build New Garage

- Construct a new, 20' wide x 20' deep, two-car garage, per the submitted drawings.
- Foundation to be poured concrete slab.
- Exterior cladding to be vinyl with 1 x wood corner boards.
- Roof to be 12/4 pitch with asphalt shingles from the Approved Roofing Shingles list. Shingle choice to be submitted to HPO staff prior to installation.
- Pedestrian door on north/rear elevation to be JeldWen, flush steel door, per the submitted cut sheet.
- One 16' x 7', overhead door on south elevation to be C.H.I., Carriage House Overlay Series, fiberglass, model 5500/5800, with black hardware, per the submitted product cut sheet. Color to be "White."
- Hardware faux hinges and handles to be placed to have the appearance of two doors.

- **18-6-17**

22-24 East Mound Street

South High Commercial Group

Mark Dempsey (Applicant/Owner)

Approve Application 18-6-17, 22-24 East Mound Street, South High Commercial Group, as submitted, with all clarifications noted:

Install New Sign

- Remove the existing "Blind Lady Tavern" sign, including lighting, wiring, and pole.
- Install a new, black metal sign at the southeast corner of the building.
- New sign to measure 48" high x 40" wide (13 sf).
- Sign to be attached to a black angle iron brace with concrete lag bolts. All fasteners to be placed into mortar, not into the face of the brick.

- **18-6-18**

660 South Champion Avenue

Old Oaks Historic District

Kyle G. Davis & Gary J. Holt (Applicant)

Old Town Builders, LLC./Kyle G. Davis (Owner)

Recommend Approval of Application 18-6-18, 660 South Champion Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Request for Variance Recommendation

1. 3312.43 Required Surface for Parking
Required: "...hard surface other than gravel..."
Currently: Gravel
2. 3312.49 Minimum Number of Spaces Required

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Required: Residential Uses, 4 or more dwelling units require 1.5 parking spots per unit
4 Units x 1.5 = 6 parking spots (18 ft D x 9 ft W)
Currently: 5 spots (28 ft D x 50 ft W)

3. 3332.035 R-3 Residential District

Required: four-unit dwelling is NOT permitted
Currently: Built as 4-unit dwelling in 1919

4. 3332.25 Maximum Side Yard Permitted

Required: "...sum of the widths of each side yard shall equal or exceed 20% of the width of the lot..."
Currently: 2 ft. (N.Side) + 5ft. (S.Side) = 7 ft total side yard / 60 ft total width of lot
12% which is less than 20%

5. 3332.26 (B) Minimum Side Yard Permitted

Required: "... in R-3 districts – Five (5) feet..."
Currently: 2 ft north side yard

• **18-6-23**

1297-1299 Bryden Road

Juliet Bullock Architects (Applicant)

Bryden Road Historic District

Chad Seiber (Owner)

Approve Application 18-6-23, 1297-1299 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:

New Construction

- Build a new, two-family dwelling with two, detached two-car garages, per the submitted drawings.
- Exterior cladding for house to be brick.
- Windows to be aluminum-clad wood, two-over-two, double-hung sash windows.
- Roofing to be asphalt shingles from the approved shingles list.
- Front elevation doors to be half-lite, composite doors. Exterior cladding for garages to be HardiePlank, horizontal siding.
- Pedestrian doors to be Therma-Tru half-lite doors.
- Overhead garage doors to be metal carriage style.
- Cut sheets for all doors, windows, siding, exterior light fixtures, shingles to be submitted to HPO staff prior to issuance of a Certificate of Appropriateness.

• **18-6-24**

1297-1299 Bryden Road

Juliet Bullock Architects (Applicant)

Bryden Road Historic District

Chad Seiber (Owner)

Recommend Approval of Application 18-6-24, 1297-1299 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:

Request for Variance Recommendation

LOT AREA 5098 SF

HOUSE AND PORCHES 1535 SF

GARAGE 506.6SF

GARAGE AND HOUSE OCCUPY 2041.6 SF OR 40% OF LOT AREA

REAR YARD 2095.9 SF

GARAGE OCCUPIES 24.17 SF OF REQUIRED REAR YARD.

1. 3332.035 R-3 RESIDENTIAL DISTRICT TO ALLOW FOR A DUPLEX AS A PERMITTED USE.

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2. 3332.22 BUILDING LINES ON CORNER LOTS TO ALLOW FOR A SETBACK OF 8'-4.6" ALONG THE WEST PROPERTY LINE.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURN