

HISTORIC RESOURCES COMMISSION MINUTES

Wednesday, July 19, 2018

6:00 p.m.

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

Commissioners Present: Clyde Henry, Dan Morgan, Joseph McCabe, Dan Morgan, Erin Prosser

Commissioners Absent: Steward Gibboney, Abbie Stiers

City Staff Present: Connie Torbeck

- I. CALL TO ORDER – 6:05 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, August 9, 2018 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 313
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, August 16, 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, June 21, 2018
MOTION: McCabe/Prosser (2-0-2 [Prosser – Morgan -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: McCabe/Morgan (4-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **18-7-10a**

761 Bedford Ave.

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

Old Oaks Historic District

Seven Hills Ventures, Inc. (Owner)

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

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

New Parking Pad & Walkway

- Install a new, 12' x 20' concrete parking pad in the rear yard, per the submitted site plan and photograph.
- Install two (2) six-foot gates to access parking pad from Roy Alley.



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- Install new plantings/shrubs at the end of the parking pad to prevent vehicles from parking on the lawn. Details for plantings to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Remove existing sidewalk and install new 3' wide concrete walkway from front to rear of property, per the submitted site plan.

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

2. 18-7-12

60 & 86 Belle Street/COSI

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

Central High School/Individual Listing

City of Columbus (Owner)

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

Approve Application 18-7-12, 60 & 86 Belle Street/COSI - Central High School/Individual Listing, as submitted, with all clarifications, as noted:

New Signage

- Install two (2) new ground signs, to identify "Dorrian Green Park," per the submitted drawings.
- New 10' wide x 24" high x 4 3/4" deep, Bronze color, aluminum sign cabinets to include the text "DORRIAN GREEN" in one-inch (1"), push-thru, acrylic letters and Columbus Rec & Parks logo.
- Edge returns to be painted Silver Metallic.
- LED units to illuminate push-thru letters and logo only, per the submitted drawings.

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

CONTINUED APPLICATIONS

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

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, and at the request 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 August 16, 2018 Historic Resources Commission agenda for further review.

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

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

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 a new rear porch, and direct Historic Preservation Office staff to place on the August 16, 2018 Historic Resources Commission agenda for further review.

Note: It is the policy of the Commission to remove an application from the agenda following 3 absences by the Applicant. Should the Applicant not be available to attend the August 16th HRC hearing, the Application will be removed and referred to Code Enforcement.

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

NEW APPLICATIONS

5. 18-7-13

367 East Broad Street

Tashe Intriere (Applicant)

Individual Listing/Seneca Hotel

Campus – Seneca LLC (Owner)

Approve Application 18-7-13, 367 East Broad Street, Individual Listing/Seneca Hotel, as submitted, with all clarifications, as noted:

Install New Banners

- Install one (1) new banner on the East Capital Street elevation of the building.
- Banner to be located on the brick exterior wall, between the first and second story windows, and is not to obstruct any windows, sills, lintels, quoins, or other architectural feature.
- Banner to include website address, phone number, and leasing information. Final design for banner to be submitted to Historic Preservation Office staff for final review and approval prior to installation.
- Applicant has the option of installing a thermally applied vinyl banner or a traditional banner installed with fasteners. **All fasteners must be placed into mortar, not into the face of the brick or stone.**
- Banner material and method of installation to be submitted to Historic Preservation Office staff for final review and approval prior to installation.
- Banner to be removed no later than six (6) months from the date of approval (January 19, 2019).

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

6. 18-7-14

1216 Bryden Road

Jeffrey Steele/The Cleary Co. (Applicant)

Bryden Road Historic District

Michael & Anne Ponzani (Owner)

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

Approve Application 18-7-14, 1216 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications, as noted:

Convert Window to Door Opening/Rear Elevation

- Remove the existing window on the rear/north elevation of the brick house, per the submitted photos and renderings.
- Create new door opening in same location to provide access to a new rear porch.
- Install new, 36", full-lite door. Cut sheet for new door to be submitted to Historic Preservation Office staff for final review and approval.

Window/West Elevation

- Existing window opening and window in location of existing range/hood is to remain in place. Paint interior of window glass or outside facing wall board black.

Build New Rear Porch

- Build a new porch deck beneath the non-historic second-story rear addition. Existing support columns to remain.
- New porch to equal the footprint of the second floor structure.
- Deck floor to include 1 x 12 trim board.
- Install new, composite deck, per the submitted drawings. Color to be "Brownstone."
- Deck material to be AZEK Porch – Morado.
- New railings to be wood.
- Porch steps to be no wider than the width between the existing center column and either the left or right column.
- Revised drawing for new porch deck, steps, and railings to be submitted to Historic Preservation Office staff for final review and approval.

Note: Composite deck material is being approved as a test case only. HPO staff is to conduct a site visit upon completion of the project and provide photographs to the Commission.

Enclose Porch

- Enclose the existing, inset porch at the northeast corner of the house.

- Remove existing concrete steps from rear yard. Patch and paint existing block foundation, as needed.
- Remove existing porch posts. Existing roof framing to remain.
- Exterior cladding to be LP Smart Board siding and trim, or similar. Paint color to match existing colors.
- Install new window. Window cut sheet, size and location of window to be submitted to Historic Preservation Office staff for final review and approval.

Cellar Steps

- Retain the existing cellar steps on rear/north elevation.
- Fix cellar door shut and/or cover door opening with plywood. Paint to match existing colors.

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

7. **18-7-15**

774 Bedford Avenue

Old Oaks Historic District

Mitchell Levine & Ashley Buckmaster (Applicant/Owner)

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

Approve Application 18-7-15, 774 Bedford Avenue, Old Oaks Historic District, as submitted, with all clarifications, as noted:

Retain Existing Two-Story Deck

- Retain the existing, wooden, two-story deck on the rear elevation, as built prior to review and approval.
- Conceptual Approval is based on the following conditions: 1) Add trim to the columns to look like the front porch columns as closely as possible; 2) Add horizontal boards to the top rail and bottom rail of the deck railings and the steps; 3) add framed-out lattice beneath the first story deck; 4) Add wood risers to the steps; 5) Deck is to be painted or stained with an opaque stain.
- Final plans and paint/stain colors to be submitted for approval by the Historic Resources Commission at the August 19, 2018 HRC hearing.

NOTE: Conceptual approval is based on the specific special circumstances of this application, which were not created by the current property owners.

MOTION: McCabe/Morgan (4-0-0) CONCEPTUAL APPROVAL

8. **18-7-16**

682 Bedford Avenue

Old Oaks Historic District

Shad Morris (Applicant/Owner)

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

Approve Application 18-7-16, 682 Bedford Avenue, Old Oaks Historic District, as submitted, with all clarifications, as noted:

Retain Existing Windows

- Retain the existing, Crestline, wood, one-over-one, double-hung sash windows, as installed.

NOTE: The existing windows, as installed, do not reflect the original six-over-one glazing pattern, and have been somewhat down-sized by the addition of brick mold within the original frame opening. However, the Commission finds that the Applicant has met the spirit of COA#17-6-18 (June 15, 2017), based on the direction provided by Historic Preservation staff at that time.

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

9. 18-7-17

1150 Bryden Road

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

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

Approve Application 18-7-17, 1150 Bryden Road, Bryden Road Historic District, as modified, with all clarifications, as noted:

Install New Windows

- Remove all existing, original, aluminum sliding windows on the east, north, and west elevations.
- Install new, vinyl windows on the east, north, and west elevations to match the existing, original, aluminum sliding windows in size, profile, and color, as closely as possible. Windows are not to be down-sized by the addition of any additional trim or brick mold.
- New windows to be fixed or sliding sashes.
- Window cut sheet to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- Existing windows on the façade/south elevation to remain at this time.

NOTE: A vinyl window is being approved as a test case only, to determine if vinyl will be an appropriate replacement window material, specifically for 1960s era buildings in this particular historic district.

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

10. 18-7-18

1734 Bryden Road

Andrew H. Stevens (Applicant/Owner)

Prior to review of Application # 18-7-18, Commissioner McCabe noted the need to recuse himself from the proceedings, and exited the hearing room.

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

At the request of the Applicant, Continue Application 18-7-18, 1734 Bryden Road, Bryden Road Historic District, for an existing, tiered retaining wall and plantings, and direct Historic Preservation Office staff to place on the August 16, 2018 Historic Resources Commission agenda for further review.

Commissioner Comments:

- The existing wall, as installed, is not in character with the neighborhood or the house. It is too suburban.
- Believe that the Applicant would have submitted an application for review if had known it was required. Applicant has been before the Commission before, and has done a great job on the house.
- Retaining walls along Bryden Road have not been approved in the past, except under extenuating circumstances.
- The existing retaining wall, as installed, removes all green/lawn, which is part of the historic fabric of Bryden Road.
- The entire wall may not need to be removed, but some of the slope and some green needs to return.
- The Commission will work with the Applicant to modify the landscaping and walls.
- The Commission has to look at what Bryden Road was about originally, with the continuous view down the street, and park-like setting with a continuous green lawn.

MOTION: Morgan/Prosser (3-0-1[McCabe-recused]) CONTINUED

11. 18-7-19

987 Bryden Road

Right Property Group, LLC. (Applicant/Owner)

Prior to review of Application # 18-7-18, Commissioner McCabe returned to the table.

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

Continue Application 18-7-19, 987 Bryden Road, Bryden Road Historic District, for construction of a new five-unit condo building, and direct Historic Preservation Office staff to place on the August 16, 2018 Historic Resources Commission agenda for further review:

Commissioner Comments:

- The Bryden Road elevation has been designed from the inside. That elevation needs to have the appearance of a Bryden Road façade, utilizing similar features from existing historic houses along the street.
- The west elevation is pulled too far forward. It should have a comparatively equal setback to adjacent buildings.
- The rhythm of the Bryden Road elevation fenestration is off. It should be similar to other houses along the block.
- New construction on this lot needs to fit in better with the character of the neighborhood.

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

CONCEPTUAL REVIEW

12. 18-7-20

497 E. Town St.

Town at Topiary Park LLC (Owner)

JBAD, Jonathan Barnes (Applicant)

New Construction

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

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

Commissioner Comments:

Commissioner McCabe:

- Thinks the project is moving in the right direction. The massing is right, and it is at a good height for what it is.
- Your respect to Washington is appropriate, given every other building's proximity to curb line.
- East Town Street, I think you nailed it. You are in line with all the Town Street residential – the historic fabric.
- Service off the back – off Walnut seems appropriate.
- Look forward to getting to the next step. It's a basic start, but a good one.
- Take cues from other historic, mid-rise buildings along the street.
- Would not be opposed to a terrace at a taller height, if pulled back a bit.

Commissioner Prosser:

- There is a lot of multi-family character along Town, so it makes sense.
- It's not out of keeping with the character of the area.

Commissioner Morgan:

- Agrees that the scale is right.
- Thinks it will be great for the district.
- Thinks a rooftop amenity overlooking Topiary Park could be appropriate.

Commissioner Henry:

- Agrees that the project appears to be going in the right direction.
- It will be helpful to have streetscape photos to show the character of the neighborhood.

NO ACTION TAKEN

STAFF APPROVALS

• **18-7-1**

2117 Iuka Avenue

Kathryn O’Harra (Applicant)

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

Repair Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements and wood siding on the frame garage, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Replace any missing or damaged wood panels in the overhead garage door.
- Prepare all exterior, wooden surfaces on the garage for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Custom paint color to match existing house color “Terra Cotta” and “Dessert Sand.”

Iuka Ravine Historic District

Kathryn O’Harra & George Callif III (Owner)

• **18-7-2**

717 Wilson Avenue

Martin Burmaster/Brothers Roofing & Construction (Applicant)

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

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, porches, and dormers of the brick house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Old Oaks Historic District

Jay Hout (Owner)

Manufacturer:

CertainTeed

GAF

Certain Teed

GAF

Owens Corning

Tamko

Style:

Carriage House (dimensional)

Slateline (dimensional)

(standard 3-tab)

Royal Sovereign (standard 3-tab)

(standard 3-tab)

(standard 3-tab)

Color:

Stonegate Gray

English Gray Slate

Weathered Slate

Nickel Gray

Nickel Gray

Estate Gray

Antique Slate

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

• **18-7-3**

1738 Bryden Road

Bryden Road Historic District

Alice F. Kennedy (Applicant/Owner)

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

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and dormers of the brick house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] Owens Corning

(standard 3-tab)

[] Estate Gray

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

• **18-7-4**

92 East Northwood Avenue

Northwood Park Historic District

Amrit Khalsa (Applicant/Owner)

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

Install New Steps/Front and Rear Entrances

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

Install Stair Handrail

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

Remove Storm Door

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

Repair Porch Flooring

- Remove all damaged and deteriorated flooring; pull all nails from, and inspect condition of, existing joists to insure structural integrity.
- Replace with new, tongue and groove, yellow pine, porch flooring of same dimensions as existing.
- Match existing flooring overhang. If applicable, match all damaged and deteriorated barge molding with new material of same dimension and profile.
- Blind nail with galvanized finish nails only.
- Prime new flooring on all sides with porch floor enamel thinned with appropriate material prior to installation. After installation, topcoat entire porch floor with same porch floor enamel according to manufacturer's specifications for finish coat. Paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Installation of metal wrap on the front porch floor boards is not an appropriate method of repair and is not approved.

• **18-7-5**

675 Oakwood Avenue

Old Oaks Historic District

Gregory D. Port (Applicant)

Dyana Valentin, Jimmy Valentine, Vance Valentine (Owners)

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

Install New Wood Steps

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

• **18-7-6**

2132 Summit Street

Iuka Ravine Historic District

Bryan Dulle (Applicant)

OSU Rentals, LLC. (Owners)

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

Remove and Install New Asphalt Shingle Roof /Garage

- Remove all asphalt shingles on the garage, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

CertainTeed

GAF

Certain Teed

GAF

Owens Corning

Style:

Carriage House (dimensional)

Slateline (dimensional)

(standard 3-tab)

Royal Sovereign (standard 3-tab)

(standard 3-tab)

Color:

Stonegate Gray

English Gray Slate

Weathered Slate

Nickel Gray

Nickel Gray

Estate Gray

[] Tamko (standard 3-tab) [] Antique Slate

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

• **18-7-7**

717 Wilson Avenue

Old Oaks Historic District

Jay Hout (Applicant/Owner)

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

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the brick house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color scheme to be: Soffit/fascia, siding on 2nd floor sunroom, window trim, porch ceiling, and railings– SW2805 “Renwick Beige”; Corbels, front porch cornice, and front door – SW2802 “Rookwood Red”; Previously painted stone lintels – SW2806 “Rookwood Brown.”
- **Any previously unpainted, masonry is to remain unpainted.**

• **18-7-8**

702 South Ohio Avenue

Old Oaks Historic District

Extreme Equity Construction, LLC. (Applicant)

J. Company One, LLC. (Owner)

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

Rebuild Front Porch

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

• **18-7-9**

4914 Olentangy Blvd.

Old Beechwood Historic District

Steven Strang & Melissa Kline (Applicant/Owner)

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

Window Repair

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

Exterior Painting/House

- Prepare all previously painted stucco surfaces on the house and attached garage for repainting using the appropriate hand tools.
- Power wash all exterior surfaces, as needed (pressure is not to exceed 300 lb./p.s.i. and a broad fan tip is to be used).
- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all stucco and new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be Sherwin Williams "Extra White," to match existing.
- **Any previously unpainted, masonry is to remain unpainted.**

• **18-7-10b**

761 Bedford Avenue

Lincoln Fahrback (Applicant)

Old Oaks Historic District

Seven Hills Ventures, Inc. (Owner)

Application #18-7-10 has been divided into item 'a' for Historic Resources Commission review under New Applications (see above), and item 'b' for Staff Approval under Staff Approved items.

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

Exterior Painting

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

Install New Privacy Fence

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

• **18-7-11**

1354 & 1364 N. Fourth Street

John N. Schilling (Applicant)

New Indianola Historic District

Robert Schilling (Owner)

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

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the main roofs of the two buildings, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.

- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new torch down asphalt roofing, in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Any/all stone coping is to remain in place. Any deteriorated stone coping is to be replaced in-like-kind, as needed.

X. OLD BUSINESS

- **18-7-21**

1199 Franklin Avenue

Avery Building/Columbus Register Individual Listing

1199 Franklin Investments, LLC c/o Dave Perry Company, Inc (Applicant)

1199 Franklin Investments, LLC & 228 Sherman Investments, LLC (Owner)

Upon review of Application #18-7-21, 1199 Franklin Avenue, Avery Building/Columbus Register Individual Listing, the Historic Resources Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

- 1). Section 3332.035, R-3, Residential District, lists single-unit dwellings as the only permitted residential use, while the applicant proposes a mixed-use building comprised of 7,550± square feet of commercial space, 800± square feet of patio space, up to 15 dwelling units, and garage parking on Subarea A, and an accessory parking lot to serve Subarea A on Subarea B.
- 2). Section 3312.13, Driveway, requires a driveway width of 20 feet, while the applicant proposes a driveway width of 12 feet on the south and west sides of the building on Subarea A.
- 3). Section 3312.21(A)(2)(B)(3), Landscaping and screening, requires that interior parking lot trees shall be planted in landscaped islands or peninsulas containing a minimum soil area of 145 square feet with a minimum radius of 4 feet per tree, and that screening be provided for parking lots located within 80 feet of residentially zoned property within a landscaped area at least 4 feet in width, while the applicant proposes to reduce the minimum soil area to 70 square feet with a radius of 3 feet in the landscaping island on the north side of the dumpsters, and to not provide perimeter screening other than with the islands and the Sherman Avenue parking setback landscaping on Subarea B, as shown on the Site Plan.
- 4). Section 3312.25, Maneuvering, requires the maneuvering area for 90 degree parking spaces to be a minimum of 20 feet, while the applicant proposes a maneuvering area of 17.5 feet on Subarea A.
- 5). Section 3312.27(3), Parking setback line, requires the minimum parking setback line to be ten feet, while the applicant proposes to maintain a parking setback line of four feet along Sherman Avenue on Subarea B.
- 6). Section 3312.29, Parking space, requires a parking space to be a rectangular area not less than 9 by 18 feet, while the applicant proposes a reduced width of 8 feet for the 5 enclosed parking spaces on Subarea A, as shown on the site plan. (This was shown on the November 2017 site plan but not itemized on the variance list.)
- 7). Section 3312.49, Minimum numbers of parking spaces required, requires 1 parking space per 75 square feet of eating and drinking establishment, 1 parking space per 150 square feet of patio space, and 1.5 parking spaces per dwelling unit, for a total of 130 parking spaces, while the applicant proposes to provide 15 spaces for Subarea A, subject to providing an off-site parking lot (Subarea B) with 34 spaces.
- 8). Section 3321.05(B)(1)(2), Vision clearance, requires clear vision triangles of 10 feet at the intersection of a street and alley, and 30 feet at the intersection of two streets, while the applicant proposes on Subarea A to reduce the clear

vision triangle at the intersection of the Sherman Avenue and Chapel Street to 0 feet, and the clear vision triangle at the intersection of Franklin Avenue and Sherman Avenue to 3 feet.

9). Section 3321.07(B), Landscaping, requires one tree per ten residential units, a requirement of 2 trees for 15 units on Subarea A, while the applicant proposes zero trees.

10). Section 3332.18(D), Basis of computing area, requires that the a residential building shall occupy alone or together with any other building no greater than 50 percent of the lot area, while the applicant proposes 90 percent lot coverage on Subarea A.

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

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

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

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

NOTE: Recommendation #18-7-21 modifies Recommendation # 17-7-26b (July 26, 2017), as indicated by the underlined text.

MOTION: McCabe/Morgan (4-0-0) RECOMMEND APPROVAL

XI. NEW BUSINESS

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

Historic Resources Commission By Laws

Article IV

Officers

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

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

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

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

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

Historic Resources Commission

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

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

Nominations:

Commissioner Morgan nominates Commissioner Henry for Vice-Chairperson

Commissioner Prosser seconds the motion.

(3-0-1[Henry-abstain])

Commissioner Henry elected as Vice-Chairperson

XII. ADJOURN

MOTION: MORGAN/PROSSER (4-0-0) ADJOURNED 8:54 PM