

## HISTORIC RESOURCES COMMISSION AGENDA

October 18, 2018

6:00 p.m.

111 North Front Street, Room 204 (Hearing Room)

*Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions, please call Connie Torbeck (614-645-0664) in the City's Historic Preservation Office. Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-7206, or email raisbell@columbus.gov, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, November 8, 2018 – 111 North Front Street, 3<sup>rd</sup> Floor, Room 312
- III. NEXT COMMISSION MEETING – 6:00 p.m., Thursday, November 15, 2018 – 111 N. Front St., 2<sup>nd</sup> Floor, Room 204
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, September 20, 2018.
- VII. APPROVAL OF STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATIONS

1. **18-10-14** (*not required to attend*)  
**87 West Jeffrey Place** Old Beechwold Historic District  
**Michael Magee (Applicant)** Megan Buller (Owner)
  - MOVED TO STAFF APPROVAL
2. **18-10-15** (*not required to attend*)  
**664 South Champion Avenue** Old Oaks Historic District  
**Joe Holloway (Applicant/Owner)**
  - MOVED TO STAFF APPROVAL

### CONTINUED APPLICATIONS

3. **18-9-10** (*not required to attend*)  
**1494 Bryden Road** Bryden Road Historic District  
**Adrian Calloway (Applicant/Owner)**
  - MOVED TO STAFF APPROVAL

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

**4. 18-7-18**

**1734 Bryden Road**

**Andrew H. Stevens (Applicant/Owner)**

*A new, terraced retaining wall and landscaping were installed, prior to review and approval. A code order has been issued. Applicant attended the July 19, 2018 HRC hearing and requested to be continued. Application #18-7-18 was continued from the August 16 and September 20, 2018 HRC hearings in the absence of the Applicant.*

**Install New Retaining Wall**

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

*The following is from the July 19, 2018 HRC hearing minutes:*

*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*

**NEW APPLICATIONS**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:25 P.M.**

**5. 18-10-17 (attending)**

**1110 Bryden Road**

**Joe Huber (Applicant)**

**Bryden Road Historic District**

**Valor Investments (Owner)**

*This application was reviewed at the September 20, 2018 HRC hearing.*

*Code orders were issued for work done without a certificate and work done not in accordance with an issued certificate. Retaining the existing concrete wall modifications (removal of wrought iron detail and installation of stone veneer and cap) was denied (COA#18-9-11a); Exterior painting and removal of a 6 ft. high privacy fence was approved (COA#18-9-11b); Retaining the existing Owens Corning “Oakridge” dimensional asphalt roofing shingles was continued. Applicant submitted an application to install Owens Corning, standard 3-tab “Estate Gray” shingles from the approved list (see Staff Approval #18-10-16).*

**Modify Existing Retaining Wall**

- Retain the existing concrete block retaining wall that was modified with the addition of stone veneer and cap, prior to review and approval. Slope of front yard has not been altered.
- Paint the existing stone veneer to match the painted stone on the main structure.
- Color to be Sherwin Williams, Iron Ore, mixed at 150%.

6. **18-10-18** (*attending*)

**692 South Champion Avenue**

**Andy Wright (Applicant)**

**Old Oaks Historic District**

**Upward Home Solutions (Owner)**

*A new roof and new garage were approved May 18, 2017. By September 2017, glass block was installed in the front gable. The glass block was removed from the two double-hung openings, and the existing, small window opening installed. New windows were installed throughout the house prior to review and approval. The existing windows are appropriate wood windows and have been viewed by HPO staff (10-5-2018). Previously unpainted stone sills/lintels, and water table have been painted "White." Front porch was rebuilt prior to review and approval. An application and photographs have been submitted.*

Eliminate Original Window Openings

- Retain the existing, small, rectangular fixed window in the front gable, as installed prior to review and approval to accommodate a new interior shower stall.
- Existing window replaces two (2) double-hung sash window openings.

Paint Stone Lintels/Sills and Water Table

- Re-paint the stone sills, lintels, and water table with a color to match the natural stone color as closely as possible.

New Windows

- Retain the existing all wood (interior/exterior), JeldWen, double-hung sash windows, as installed.

Front Porch

- Retain the existing front entry porch, as built.

7. **18-10-19** (*attending*)

**4771 North High Street**

**Albert & Paige Chapman-Layland (Applicants/Owners)**

**Old Beechwood Historic District**

*A new addition was reviewed at the September 20, 2018 HRC hearing. Revised drawings have been submitted.*

New Addition

- Construct new, in-law suite addition on left/south elevation of existing one-story residence.
- Six inch (6") exposure lap siding to match existing house.
- Vertical aluminum siding in gable to match existing house.
- Horizontal frieze board beneath gable to match existing house.
- 1x corner trim to match existing house.
- Asphalt roofing shingles to match existing house.
- New six-panel entry door to have concrete entry stoop.
- Multi-light, Chicago style window to be from approved windows list.
- Black louvered shutters to match existing house.

*The following is from the September 20, 2018 HRC hearing minutes:*

Commissioner Henry:

- *The design of the addition does not need to be symmetrical.*
- *Will need to be careful about details on the addition in regard to the contemporary design of the original house.*
- *Pay attention to the location and height of the windows on the original house – close to the fascia.*
- *The use of three roof step backs on the south elevation is too busy and does not reflect the clean lines of the existing roof.*
- *Clues for details on the addition should come from the existing house. The design needs to fit into the neighborhood a bit better.*

Commissioner Morgan:

- *In agreement with comments of Commissioner Henry.*
- *The addition should be in keeping with the language of the existing, mid-century modern house – not an exact replica, but using some of the same language.*
- *Sees an addition on this lot as completely possible with some modification.*

Commissioner McCabe:

- *Consider bringing the existing frieze board beneath the soffit around to the new addition. This detail enforces the horizontality of the house design.*

**NO ACTION TAKEN**

8. **18-10-20** (*not required to attend*)  
**161 East Frambes Avenue**  
**David Neiderhiser (Applicant)**  
• MOVED TO STAFF APPROVAL  
**Indianola Forest Historic District**  
**North Campus Rental Properties (Owners)**
9. **18-10-21** (*attending*)  
**1298 Bryden Road**  
**Timothy S. Shafer (Applicant/Owner)**  
*An application, drawings, cut sheets, and photographs have been submitted.*  
New Addition  
• Build new 18.11' x 17.6' family room addition with 19.5' x 5.11' attached porch, per the submitted drawings.  
**Bryden Road Historic District**
10. **18-10-22** (*not required to attend*)  
**696 South Ohio Avenue**  
**Jarrett Fuller/Prime Construction (Applicant)**  
• MOVED TO STAFF APPROVAL  
**Old Oaks Historic District**  
**David S. Anthony (Owner)**
11. **18-10-23** (*attending*)  
**1811 Bryden Road**  
**Brenda Parker (Applicant)**  
*An application, drawings, cut sheets, and photographs have been submitted.*  
Create New Door Opening/Rear Elevation  
• Remove existing, three (3), non-original, windows in bay.  
• Create new door opening, and install new Pella 3-panel sliding door system, per submitted cut sheet.  
New Landing/Rear Elevation  
• Construct new landing and steps at new door opening.  
• Materials to be Timbertech Legacy decking at landing and treads, and painted Boral trim at risers and band board, per submitted cut sheets.  
New Patio/Rear Elevation  
• Install new paver patio to connect new landing with existing walkway, per submitted cut sheets.  
Front Porch  
• Remove existing structural slab due to extensive spalling in crawl space, beneath porch.  
• Infill crawl space with gravel, and install new slab-on-grade, with smooth, troweled finish.  
• New concrete slab to slope to the north, away from house.  
• Create new scuppers through existing, brick knee wall at two locations, per submitted drawings.  
New Front Door  
• Remove existing, multi-lite, front door and sidelights.  
• Install new, ThermaTru, three-quarter lite door and sidelights, per the submitted cut sheet.  
New Railings  
• Remove existing metal hand railings at front porch steps and public sidewalk steps.  
• Install new wrought iron railings (3 options provided).  
New Basement Windows  
• Remove existing, three-lite basement windows.  
• Install glass block in existing basement window openings.  
Exterior Painting  
• Paint exterior wood trim, brick, and stone coping on front porch.  
New Garage Addition  
• Build new, single-bay garage addition to the existing, two-bay garage.  
• Face of both front and rear elevations of new addition to be stepped back 12" from existing garage.  
• Ridge of new addition to be lower than existing garage roof ridge.  
• Exterior cladding to be Boral Bevel Siding, per submitted cut sheet.  
• Gutters to be ogee (k-style).

- Roofing to be Certainteed 3-tab asphalt shingles; “Nickel Gray.”
- Overhead sectional door to be Clopay Classic Wood Collection; Short Panel, per submitted cut sheet.
- Install new concrete apron between garage and Walnut Street.

## CONCEPTUAL REVIEW

### 12. 18-10-24

**987 Bryden Road**

**Laurie Gunzleman (Applicant)**

*An application, site plan, and photographs have been submitted. A two-story frame dwelling previously stood on the lot and was demolished ca. 1970.*

New Duplex Dwelling

- First conceptual review for construction of a new duplex dwelling on a corner lot, per the submitted drawings.

**Bryden Road Historic District**

**Right Property Group, LLC. (Owners)**

## STAFF APPROVALS

### • 18-10-1

**875 East Broad Street**

**Juliet Bullock Architects (Applicant)**

Approve Application 18-10-1, 875 East Broad Street, 18<sup>th</sup> & East Broad Street Historic District, as submitted, with all clarifications noted:

Modify Previous Approval/ Construct a New Single-Story Garage

- Construct a new, single-story, two-car, wood frame garage per submitted drawings (dated 9-10-2018).
- New building to be 27’4” long by 25’ wide.
- Outer Walls to be Stucco
- One (1) carriage style wood garage doors to be on east elevation.
- Windows to be one-over-one with one (1) located on the west elevation, one (1) on the north elevation and two (2) on the south elevation.
- One (1) service entry door on the north elevation and one (1) service entry door on the west elevation.
- Final exterior colors and all finish details, including doors, windows, and exterior light fixtures, to be submitted to the Historic Preservation Officer for final review and approval prior to the issuance of the Certificate of Appropriateness.

NOTE: Garage has been modified by removal of the third bay.

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

**Brian Webb (Owner)**

### • 18-10-2

**388-390 Chittenden Avenue**

**Jim Dreiss/DKB Architects (Applicant)**

Approve Application 18-10-1, 388-390 Chittenden Avenue, New Indianola Historic District, as submitted, with all clarifications noted:

Rebuild Front Entry Porch

- Remove the existing, deteriorated, concrete porch slab and supporting foundation of the westernmost, front entry porch on the four-unit rowhouse building, per the submitted photographs.
- Rebuild and repair the westernmost front entry porch, like-for-like, per the submitted drawings, dated 9/11/18.
- Patch existing exterior brick façade, as needed, at construction area.
- Build new wood porch railings to match existing railings on adjacent porch.
- Existing columns, roof, and supporting roof structure to be salvaged and retained.
- Install new, cast in place, concrete steps, to match existing.

**New Indianola Historic District**

**Sprucebough Homes (Owner)**

• **18-10-3**

**2043 Iuka Avenue**

**Iuka Ravine Historic District**

**Emily Foster (Applicant/Owner)**

Approve Application 18-10-3, 2043 Iuka Avenue, Iuka Ravine Historic District, as submitted, with all clarifications noted:

New Garage Doors

- Remove the existing, deteriorated, flat, inset panel, wood and glass overhead garage door, per the submitted photograph.
- Install new, Clopay Model 4050, steel, short panel, overhead garage door, without glass inserts, per the submitted product cut sheet.
- Color to be “Almond.”

• **18-10-4**

**683 Linwood Avenue**

**Old Oaks Historic District**

**Patrick Montag & Toan To (Applicant/Owner)**

Approve Application 18-10-4, 683 Linwood Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Restore Front Porch

- Remove existing, non-original, non-contributing, infill windows and metal awning on the front porch, per the submitted photographs (work completed).
- All original brick and concrete to remain, as is.

Repair/Replace Wood Siding

- Remove existing, non-original, inappropriate vinyl siding and vinyl soffit/fascia wrap to expose original wood.
- Replace any/all deteriorated wood siding and wood trim with new wood siding and wood trim to match original reveal and profile, as needed, like-for-like.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt 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>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> 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.

#### 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. Color to be “Dark Gray.”
- 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 Door

- Remove the existing, non-original door and storm door on the rear elevation, per the submitted photograph.
- Install new, French door unit, to fit original brick opening. New doors may be wood or aluminum-clad on exterior. Cut sheet for new doors to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Paint/stain 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/stain.

#### Repair Stained Glass Window

- Temporarily remove existing, original stained glass window for repair. Repair any wood trim, as needed, and reinstall in same location, like-for-like.

#### Install New Windows

- Remove existing, non-original, inappropriate, vinyl windows.
- Install new one-over-one, double-hung sash windows, from the Approved Windows lists. New windows to be sized to fit the historic, brick window openings (not to be down-sized with any additional trim).
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

#### Install New Basement Windows

- Remove the existing, original, wood, two-light awning type, basement windows, per the submitted photos.
- Install new, two-light awning type, basement windows sized to fit the historic, brick window openings (not to be down-sized with any additional trim).
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

#### Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. 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., stone/concrete window and door sills and lintels; stone/concrete coping on front porch railings; stone foundation; stone/concrete water table), is to remain unpainted.
- Any previously painted masonry (i.e., stone/concrete window and door sills and lintels; stone/concrete coping on front porch railings; stone foundation; stone/concrete water table), 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.

• **18-10-5**

**926 East Broad Street**

**Suresite Consulting (Applicant)**

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

**Community Properties Revitalization, LLC. Owner)**

Approve Application 18-10-5, 926 East Broad Street, 18<sup>th</sup> & East Broad Street Historic District, as submitted, with all clarifications noted:

Remove/Install Antennas - Rooftop

- Remove three (3) existing antennas, three (3) remote radio units (RRU), and one (1) cable.
- Install three (3) new antennas and one (1) cable, per the submitted drawings and project description.

• **18-10-6**

**1803 Bryden Road**

**William Kirke/Moving Forward Property Group (Applicant)**

**Bryden Road Historic District**

**Moving Forward Property Group (Owner)**

Approve Application 18-10-6, 1803 Bryden Road, Bryden Road Street Historic District, as submitted, with all clarifications noted:

Install New Privacy Fence

- Remove the section of existing chain-link fence in the rear yard, per the submitted photos and site plan, and install a new five or six-foot high (5 or 6' H), wood privacy fence and gate along the south end of the property 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-feet 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-feet 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-feet 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.

New Patio

- Remove the existing, non-contributing greenhouse structure in the rear yard, per the submitted photos.
- Retain brick wall foundation, and install new concrete pavers inside foundation wall.

Repair Existing Driveway

- Remove any/all deteriorated material on the existing concrete apron and driveway and dispose of all debris in accordance with Columbus City Code.
- Install a new, concrete apron and driveway of the exact same size and dimension as the existing, as needed, in accordance with all applicable Columbus City Building Codes and industry standards; like-for-like.

Landscaping

- Remove the existing, inappropriately located pine tree in the front yard, per the submitted photos.
- Trim existing, overgrown plantings in front and rear yard, as needed.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the brick house and 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.
- Prepare all exterior, wooden surfaces on the house and 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. Wood trim, stucco, wood porch columns color to be "White."
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Front Porch

- Replace any broken or missing front porch floor tiles with new tiles to match existing, like-for-like.



- Relevel existing stepping stones by front steps.
- Install new wooden porch railings and step hand railings, per the submitted example photos.
- Square balusters to be toe-nailed into the top and bottom rails, per submitted photos.
- Paint finish color to be “White.”

#### Repair Doors

- Repair the half-lite door on the rear elevation of the house and the half-lite door into the garage. All replacement wood to be of exact same dimension and profile as the original; like-for-like. Finish paint color to be “Light Gray.”

#### Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and garage, 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.

#### New Garage Door

- Remove the existing, deteriorated garage door, per the submitted photos.
- Install new wood or metal garage door to fit existing opening, per the submitted product cut sheet.

#### Install New Rubber Roof / Garage

- Remove any/all asphalt shingles or rolled roofing on the flat roof of the garage, 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.

#### Repair Garage Wall

- Repair the partially collapsed, rear wall of the brick garage, per the submitted photos.
- Create new door opening onto new patio area.

#### Install New Window

- For safety purposes, remove the existing door on the west wall of the second story sleeping porch.
- Create new window opening in same location.
- Install new wood siding of same reveal and profile as existing wood siding, to infill door opening.
- Wood trim on new window opening to match existing windows.

#### Repair/Replace Windows

- Based on site visit by Historic Preservation Office staff, repair existing, three-over-one, double-hung sash windows and multi-light casements, as noted in the submitted application.
- Remove deteriorated three-over-one and one-over-one double-hung sash windows, as noted in the submitted application.
- Install new Marvin Integrity Wood Ultrex windows, sized to fit the existing openings (not to be down-sized with additional trim). Muntin pattern of new windows to match existing muntin pattern.
- Any sashes with muntins to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass, and with a spacer bar between the two layers of glass.

#### New Basement Windows

- Remove non-original basement windows.
- Install new Marvin Integrity Wood Ultrex windows, sized to fit the existing openings.

• **18-10-7**

**150 East Lane Avenue**

**Indianola Forest Historic District**

**Tasos Manokas (Applicant/Owner)**

Approve Application 18-10-7, 150 East Lane Avenue, Indianola Forest Historic District, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

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

Manufacturer:

Style:

Color:

[ ] Certain Teed

(standard 3-tab)

[ ] Autumn Brown

- All ridges to be capped with cut shingle tabs.

Note: Brown shingles and cut tab ridge are appropriate for the age and style of this building.

• **18-10-8**

**1841 Bryden Road**

**Bryden Road Historic District**

**Megan Smith/Able Roof (Applicant)**

**Edward Myers (Owner)**

Approve Application 18-10-8, 1841 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat roof of the rear elevation sleeping porch and the rear entry porch roof, down to the sheathing, per the submitted photos. 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; color to match the existing trim color.

• **18-10-9**

**1122 Bryden Road**

**Bryden Road Historic District**

**Bennett McKnight (Applicant/Owner)**

Approve Application 18-10-9, 1122 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:

Install New Storm Door

- Remove the existing, metal security door on the rear elevation, per the submitted photograph.
- Install a new, Andersen, aluminum, full-view storm door, per the submitted product cut sheet.

Install New French Doors

- Remove the existing, non-original door and fixed lite unit on the side elevation of the rear addition, per the submitted photograph.
- Install new Ashwood, aluminum-clad wood, French door unit in same location, per the submitted product cut

sheet. Exterior color to be “Forest Green.”

• **18-10-10**

**1822 Bryden Road**

**Clyde Jordan Roofing (Applicant)**

**Bryden Road Historic District**

**Kevin Sarich (Owner)**

Approve Application 18-10-10, 1822 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 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 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.

• **18-10-11**

**52 West Royal Forest Blvd.**

**Bryan Copley/Nicholson Builders (Applicant)**

**Old Beechwold Historic District**

**Greg Bates (Owner)**

Approve Application 18-10-11, 52 West Royal Forest Blvd., Old Beechwold Historic District, as submitted, with all clarifications noted:

Install New Window

- Remove the existing, street facing, deteriorated, all wood, double casement window, per the submitted photograph.
- Install new Marvin Clad Ultimate casement window within same rough opening, per the submitted product cut sheet. Exterior color to be “Cashmere.”

• **18-10-12**

**711 Oakwood Avenue**

**Punch Out Plus, LLC. (Applicant)**

**Old Oaks Historic District**

**Dwight L Holley, Jr. (Owner)**

Approve Application 18-10-12, 711 Oakwood Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Repair/Replace Porch Ceiling

- Remove and dispose of any/all, existing, deteriorated 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 to match existing “White.”

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.

- Paint/stain color to match existing “White.”

- **18-10-13**

**405 East Town Street**

**Liberty Restoration, LLC. (Applicant)**

**East Town Street Historic District**

**Brent Williams/Falcon Five Equities, LLC. (Owner)**

Approve Application 18-10-13, 405 East Town Street, East Town Street Historic District, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat roof sections of the building, down to the sheathing, per the submitted photos. 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.
- Any existing metal or tile coping is to be retained, or replaced, like-for-like.

- **18-10-16**

**1110 Bryden Road**

**Joe Huber (Applicant)**

**Bryden Road Historic District**

**Valor Investments (Owner)**

Approve Application 18-10-16, 1110 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:

- Overlay the existing Owens Corning “Oakridge” dimensional asphalt roofing shingles, as installed prior to review and approval.
- 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.

- **18-10-14**

**87 West Jeffrey Place**

**Michael Magee (Applicant)**

**Old Beechwold Historic District**

**Megan Buller (Owner)**

Approve Application 18-10-14, 87 West Jeffrey Place, Old Beechwold Historic District, as submitted, with all clarifications noted:

New Screened Porch

- Remove existing, low block wall (remnant of previous greenhouse).
- Build a new screened porch on the rear elevation, per the submitted photos and drawings.
- New screened porch to be within the same footprint of a previous greenhouse (removed ca. 2006).
- Screened porch to be set on concrete footings.

- Porch deck to be wood.
- Gutters to be aluminum k-style (ogee).
- All wood to be primed and painted “White.”

• **18-9-10**

**1494 Bryden Road**

**Bryden Road Historic District**

**Adrian Calloway (Applicant/Owner)**

Approve Application 18-9-10, 1494 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:

- Modify the existing, pressure-treated wood porch railings and handrails on front porch.
- Add additional balusters, as need, to allow for approximately three inches (3”) of space between each baluster.
- Corner posts to be per the *Columbus Register of Historic Properties Architectural Guidelines* illustration, page 15.
- Add horizontal top rails and bottom rails to cover top/bottom of balusters on porch railings and hand railings along steps.
- Install beveled top rail cap on porch railings and hand railings along steps.
- Prime and paint all bare wood. Paint color chip to be submitted to Historic Preservation Office staff.
- Drawing to be submitted to Historic Preservation Office staff for final review and approval, prior to beginning work.

• **18-10-15**

**664 South Champion Avenue**

**Old Oaks Historic District**

**Joe Holloway (Applicant/Owner)**

Approve Application 18-10-15, 664 South Champion Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Install New Siding

- Install new LP Smartside, smooth, engineered wood lap siding over existing original wood siding and asbestos cement siding.
- Install new LP Smartside, smooth trim around windows and doors and corner boards.
- Siding on tower is to match the size and profile of the original shingle siding. Cut sheet for shingles to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- All exterior trim elements (i.e., doors/windows/frieze board/corner boards) to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines following exploratory removal of the asbestos cement siding. All trim to project ½” to ¾” above the surface of the new wood siding.

Note: LP Smartside siding is being approved as a “Test Case.” Final installation is to be reviewed by Historic Preservation Office staff and reported to the Commission.

• **18-10-20**

**161 East Frambes Avenue**

**Indianola Forest Historic District**

**David Neiderhiser (Applicant)**

**North Campus Rental Properties (Owners)**

Approve Application 18-10-20, 161 East Frambes Avenue, Indianola Forest Historic District, as submitted, with all clarifications noted:

Remove Clay Tile and Install Asphalt Shingle Roof

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

Manufacturer:  
 CertainTeed

Style:  
Carriage House (dimensional)

Color:  
 Stonegate Gray

GAF

Slateline (dimensional)

English Gray Slate  
 Weathered Slate

Certain Teed

(standard 3-tab)

Nickel Gray

GAF

Royal Sovereign (standard 3-tab)

Nickel Gray

Owens Corning

(standard 3-tab)

Estate Gray

Tamko

(standard 3-tab)

Antique Slate

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

• **18-10-22**

**696 South Ohio Avenue**

**Old Oaks Historic District**

**Jarrett Fuller/Prime Construction (Applicant)**

**David S. Anthony (Owner)**

Approve Application 18-10-22, 696 South Ohio Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Build New Garage

- Remove existing concrete pad and foundation from previous garage.
- Construct new, 22’ Wide x 30’ Deep garage, per the submitted drawings.
- Foundation to be concrete block.
- Exterior walls to be thin brick, per the submitted product cut sheet.
- Roofing to be asphalt shingles from Approved Roofing Shingles list.
- One (1) 16’ x 8’ overhead garage door on east elevation to face alley, per submitted product cut sheet.
- One (1) 9’ x 7’ overhead garage door on west elevation to face house, per submitted product cut sheet.
- One (1) six-panel, steel service door on west elevation to face rear yard, per submitted product cut sheet.
- Exterior light fixtures to be submitted to Historic Preservation Office staff for review and approval.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURN**