

HISTORIC RESOURCES COMMISSION AGENDA

November 15, 2018

6:00 p.m.

111 North Front Street, Room 204 (Hearing Room)

Applicants or their representatives must attend this hearing. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. 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) 645-8871, or email zdjones@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, December 13, 2018 – 111 North Front Street, 3rd Floor, Room 313
- III. NEXT COMMISSION HEARING – 6:00 p.m., Thursday, December 20, 2018 – 111 N. Front St., 2nd Floor, Room 204
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, October 18, 2018.
- VII. APPROVAL OF STAFF APPROVALS
- VIII. PUBLIC FORUM
 - **Old Beechwood Storm Sewer, Waterline, and Roadway Improvements**
 - Mike Griffith, Stormwater Engineer, Public Utilities
 - T and M Associates
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **18-11-2** (*not required to attend*)
663 Oakwood Avenue **Old Oaks Historic District**
Selemon Abreha (Applicant/Owner)
 - **MOVED TO STAFF APPROVAL**

NEW APPLICATIONS

2. **18-11-4** (*attending*)
11 W. Gay St. **Individual Listing/Citizens Savings and Trust**
Joshua Dalton (Applicant) **Edwards Companies (Owner)**
An application, photos, and drawings have been submitted.
Install New Sign
 - Install one (1) new, halo-illuminated wall sign, per the submitted drawings.
 - New sign to be 4" deep halo channel letters with copper returns and faces.
 - Letters to be mounted to 1/8" polymetal backers painted to match existing fascia.
 - Backers are mounted to two 1" aluminum wireways.
 - Wireways to be mounted with mortar joint anchors.
 - White LED illumination for letters.

3. **18-11-5** (*attending*)

1445 Summit St.

Steven Schwope (Applicant)

Individual Listing/Orton Memorial

Association of College & Univ. Housing Officers, Int. (Owner)

An application, photos, and drawings have been submitted. Improvements to the parking lot, entrance steps, landscaping, and rebuilding of the wall along Eighth Street was approved January 2017.

Install New Retaining Wall

- Remove remaining stacked field stone retaining wall along E. Eighth Avenue (62LF) and summit Street (165 LF).
- Install new stacked Versa-Lok modular concrete paver retaining wall system, per submitted drawings and product cut sheet.
- Color and face of proposed modular block to match previously approved construction.
- Proposed retaining wall site location to match existing.
- New finish grading to slightly modify existing final grades to accommodate consistent overall level retaining wall height.
- Existing landscaping removed or damaged during construction to be replaced, in-like-kind.
- Existing portions of existing concrete sidewalk damaged during construction to be replaced in-like-kind.

4. **18-11-6** (*not required to attend*)

1298 Bryden Rd.

Quality Swimming Pools, Inc. (Applicant)

Historic District

Timothy Shafer (Owner)

- **MOVED TO STAFF APPROVAL**

5. **18-11-7a** (*attending*)

987 Bryden Rd.

Laura Gunzelman (Applicant)

Right Property Group, LLC (Owner)

Historic District

An application, photos, and drawings have been submitted.

New Construction

- Build a new duplex residence, carriage house, and garage on existing vacant lot, per the submitted drawings.
- Two-story carriage house, with one-story attached garage to include total of five (5) parking spaces.
- Exterior cladding for duplex to be brick; running bond pattern and 4” composite horizontal siding.
- Trim to be 1x, per the submitted drawings.
- Roofing to be asphalt shingles from approved list.
- Gutters to be half-round.
- Windows to have brick headers and stone/brick sills on brick section and wood sills/lintels on sided section.
- Front porches to have painted wood columns and painted wood balusters and porch steps.
- Front entrances to be flush panel doors.

Carriage House/Garage

- Carriage house/garage to have asphalt shingles from approved list.
- Exterior cladding to be 4” composite horizontal siding with 1x trim, per submitted drawings.
- Gooseneck light fixtures to be on south and west elevations.
- Overhead doors to be steel, raised panel.
- Service door to be flush panel, steel door.

18-11-7b

Request for Variance Recommendation

- 1) Section 3332.035, R-3 Residential District, to permit a two (2) dwelling unit building and carriage house/garage.
- 2) Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from six (6) spaces at two (2) per dwelling unit to five (5) spaces for three (3) dwelling units.
- 3) Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 43 feet (existing).

- 4) Section 3332.18(D), Basis of Computing Area, to increase lot coverage from 50% to 52%.
- 5) Section 3332.19, Fronting, to permit the carriage house to not front on a public street.
- 6) Section 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 8.6 feet (20% of 43 feet) to four (4) feet for the carriage house/attached garage.
- 7) Section 3332.26, Minimum Side Yard Permitted, to reduce the west side yard from five (5) feet to 1.0 foot.
- 8) Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to rear yards as depicted on the Site Plan.

STAFF APPROVALS

- **18-11-1**

624 Wilson Ave.

Old Oaks Historic District

City of Columbus (Applicant)

Latricia Sparks (Owner)

Approve Application 18-11-1, 624 Wilson Ave., as submitted with any/all clarifications noted:

- Remove deteriorated asphalt shingle roof; install new asphalt shingle roof in type and color from Approved Shingle List.
- Install new metal ridge roll, valleys, and flashing; to be painted either “Tinner’s Red” or “Gray”.
- Tuckpoint as needed per historic standards (*see below*).

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.

Spot Tuck Point

- Check all mortar joints 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 masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

• **18-11-3**

4925 Olentangy Blvd.

Samantha Stover/Aire Flo Heating & Cooling (Applicant)

Old Beechwood Historic District

Laura Williams (Owner)

Approve Application 18-11-3, 4925 Olentangy Blvd., Old Beechwood Historic District, as submitted with any/all clarifications noted:

Install New Generator

- Install a new 22 kw Generac generator in rear yard, per the submitted site plan and product cut sheet.

• **18-11-2**

663 Oakwood Avenue

Selemon Abreha (Applicant/Owner)

Old Oaks Historic District

Approve Application 18-11-2, 663 Oakwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

New Garage

- Construct a new, 20' wide x 24' deep, two-car garage, per the submitted drawings.
- Exterior cladding to be "Smart Side" siding to match siding on house.
- One (1) six-over-six, double-hung sash to be on north elevation.
- One (1) service door to be on east elevation. Mastercraft embossed primed steel, arched, two-panel door, per submitted product cut sheet.
- One (1) carriage style, overhead garage door to be on west elevation. Cut sheet to be submitted to HPO staff for final review and approval.

• **18-11-6**

1298 Bryden Rd.

Quality Swimming Pools, Inc. (Applicant)

Bryden Road Historic District

Timothy Shafer (Owner)

An application, photos, site plan, and product cut sheet have been submitted.

New In-Ground Pool

- Install a new 15' wide by 30' long in-ground swimming pool in rear yard, per the submitted drawings.
- Pool tile to be "Catania" per the submitted product cut sheet. Color to be "Cool Blue."

X. OLD BUSINESS

• **18-11-8 (attending)**

1110 Bryden Road

Joe Huber (Applicant)

Bryden Road Historic District

Valor Investments (Owner)

An application and photos have been submitted.

Code violations have been issued for work done without not in accordance with an issued certificate.

- Retain the existing Owens Corning "Oakridge" dimensional asphalt shingle roof; color is "Estate Gray".

XI. NEW BUSINESS

XII. ADJOURN