

HISTORIC RESOURCES COMMISSION MINUTES

Thursday, October 18, 2018

6:00 p.m.

111 N. Front Street, Room 204

Commissioners Present: Jackie Barton, Clyde Henry, Joseph McCabe, Erin Prosser

Commissioners Absent: Dan Morgan, Abbie Stiers, Steward Gibboney

City Staff Present: Jackie Yeoman

- I. CALL TO ORDER – 6:12 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, November 11, 2018 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 313
- III. NEXT COMMISSION HEARING – 6:00 p.m., Thursday, November 15, 2018 – 111 N. Front Street (Michael B. Coleman Government Center); Room 204 (Hearing Room)
- IV. SWEAR IN OF STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES, Thursday, September 20, 2018.
MOTION: McCabe/Barton (3-0-1 [Prosser-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: Prosser/McCabe (4-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **18-10-14** (*not required to attend*)
87 West Jeffrey Place
Michael Magee (Applicant)
 - **MOVED TO STAFF APPROVAL**

Old Beechwold Historic District
Megan Buller (Owner)

2. **18-10-15** (*not required to attend*)
664 South Champion Avenue
Joe Holloway (Applicant/Owner)
 - **MOVED TO STAFF APPROVAL**

Old Oaks Historic District

CONTINUED APPLICATIONS

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

Bryden Road Historic District



4. 18-7-18

1734 Bryden Road

Andrew H. Stevens (Applicant/Owner)

Commissioner McCabe recused himself from the application, and therefore, a quorum was not present to vote on the case. The applicant requested the application be placed on the December 20, 2018 agenda.

Note: 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.

NO ACTION TAKEN

NEW APPLICATIONS

5. 18-10-17

1110 Bryden Road

Joe Huber (Applicant)

Bryden Road Historic District

Valor Investments (Owner)

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

Approve Application 18-10-17, 1110 Bryden Road, as submitted, with all clarifications, as noted:

Modify Existing Retaining Wall

- Retain the existing concrete block retaining wall that was modified with the addition of stone veneer and stone cap, prior to review and approval.
- The existing stone veneer is to remain unpainted.

Reasons for Approval: While modified without approval with stone veneer that does not reflect the age/style of the house, the wall is an existing, non-historic concrete block wall. Removal of the stone veneer may cause damage to the wall.

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

6. 18-10-18

692 South Champion Avenue

Andy Wright (Applicant)

Old Oaks Historic District

Upward Home Solutions (Owner)

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

Approve Application 18-10-18, 692 South Champion Avenue, as submitted, with all clarifications, as noted:

Paint Stone Lintels/Sills and Water Table

- Removed from consideration. White paint to remain, as applied prior to review and approval. Removal of the paint, or application of additional paint to match the original stone color may cause further damage.

New Windows

- Retain the existing all wood (interior/exterior), JeldWen, double-hung sash windows, with exception as follows:
 - Front elevation, third floor gable to be returned to two (2) double-hung sash window openings, to match original window openings. Window openings may be walled over on interior. Shop drawings to be submitted to HPO staff for final approval.
 - First floor window on front elevation: Paired double-hung sash windows to be removed and replaced with a single, fixed, arched, cottage style window, to match original window, based on 2004 Auditor's website photo.

Gable Cladding

- Retain the existing straight-cut wood shakes as installed in the front, side, and rear gables and on the front dormer.

Front Porch

- Retain the existing front entry porch, as built prior to review and approval.
- Lined box gutter to be added around perimeter of porch roof, with overhang and cornice molding to match main roof.

Dormer Repairs

- Repair/rebuild the existing, fire damaged dormer on the south slope of the roof, like-for-like.
- Replace any/all fire damaged wood trim with new wood siding and wood trim to match original dimensions, exposure, and profile, like-for-like. Cladding to be wood shakes to match existing gables and front dormer.
- Revised drawings and cut sheets for windows, side gable dormer, and front porch to be submitted to Historic Preservation Office staff, prior to issuance of a Certificate of Appropriateness.

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

7. **18-10-19**

4771 North High Street

Old Beechwold Historic District

Albert & Paige Chapman-Layland (Applicants/Owners)

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

Approve Application 18-10-19, 4771 North High Street, as submitted, with all clarifications, as noted:

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. Applicant has option to choose number of divided lights, to be submitted to HPO staff for final approval.
- Black louvered shutters to match existing house.
- Light fixtures to be submitted to HPO staff prior for final approval.
- Revised drawings and cut sheets for windows and light fixtures to be submitted to Historic Preservation Office staff, prior to issuance of a Certificate of Appropriateness.

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

8. **18-10-20** (*not required to attend*)

161 East Frambes Avenue

Indianola Forest Historic District

David Neiderhiser (Applicant)

North Campus Rental Properties (Owners)

- **MOVED TO STAFF APPROVAL**

9. **18-10-21**

1298 Bryden Road

Bryden Road Historic District

Timothy S. Shafer (Applicant/Owner)

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

Approve Application 18-10-21, 1298 Bryden Road, as submitted, with all clarifications, as noted:

New Addition

- Build new family room addition with attached porch, per the submitted drawings.
- Overall dimensions to be sufficiently reduced to reveal the existing corner trim on the exterior of the house.
- Patio door to be custom, JeldWen aluminum-clad wood, per submitted product cut sheet.
- Windows to be custom, JeldWen aluminum-clad wood, per submitted product cut sheet.
- Revised drawings and cut sheets for light fixtures to be submitted to Historic Preservation Office staff, prior to issuance of a Certificate of Appropriateness.

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

10. 18-10-22

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

1811 Bryden Road

Brenda Parker (Applicant)

Bryden Road Historic District

Kenneth & Christina Crump (Owners)

Following the presentation by the Applicant, Application #18-10-23 was divided into Items 'a'; 'b'; 'c'; and 'd' for clarity of action. Motions were made, votes taken, and results recorded as indicated.

18-10-23a

Approve Application #18-10-23a, 1811 Bryden Road, Bryden Road Historic District, for New Door Opening and New Landing, as submitted, with all clarifications, as noted:

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.

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

18-10-23b

Approve Application #18-10-23b, 1811 Bryden Road, Bryden Road Historic District Exterior Painting, as submitted, with all clarifications, as noted:

Exterior Painting

- Paint exterior wood trim with the submitted paint color, HGSW2495 "Lambskin Beige."
- Painting of any exterior brick and/or stone coping is not permitted.

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

18-10-23c

Approve #18-10-23c, 1811 Bryden Road, Bryden Road Historic District Front Porch, New Railings, New Garage Addition, and New Patio, as submitted, with all clarifications, as noted:

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 with a tooled concrete pattern to match the existing.
- Create new scuppers through existing, brick knee wall at two locations, details to be submitted to HPO staff for review and approval.

New Railings

- Remove existing metal hand railings at front porch steps and public sidewalk steps.
- Install new wrought iron railings (3 options provided).
- Applicant may choose from three options submitted.

New Patio/Rear Elevation

- Install new paver patio to connect new landing with existing walkway, per submitted cut sheets.
- Patio is to exclude fire pit and wall shown in submitted drawings, and new patio shape/design to be submitted to HPO staff for review and approval.

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.

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

18-10-23d

Approve #18-10-23d, 1811 Bryden Road, Bryden Road Historic District New Front Door and New Basement Windows, as submitted, with all clarifications, as noted:

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 Basement Windows

- Remove existing, three-lite basement windows.
- Install glass block in existing basement window openings.

MOTION: Prosser/Barton (0-4-0) DENIED

CONCEPTUAL REVIEW

12. 18-10-24

987 Bryden Road

Laurie Gunzelman (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.

Bryden Road Historic District

Right Property Group, LLC. (Owners)

New Duplex Dwelling

- First conceptual review for construction of a new duplex dwelling on a corner lot, per the submitted drawings.
- Additional building elevations were submitted at the meeting.

Following a presentation by staff and the applicant, Commissioner Henry (acting Chair) opened the discussion and Commission members offered comments to the applicant:

Commissioner McCabe

- Massing is good for the location, consider a chimney.
- Right direction in brick, but caution to not look too much like Victorian or Italian Village.
- Great opportunity for window on Gable, and consider dressing up gable end.
- Carriage house is okay for siding or brick, but siding should be horizontal.
- Windows 1/1 or diamond pattern or look at precedent in the neighborhood. 2/2 windows are not appropriate for this area. Nicer window treatment is only needed on front façade.
- Look at existing grading, and think about how to come down to street level w/ no retaining walls.
- Include profile of overhand, and details of gutters, handrails, lighting, windows, brick

Commissioner Prosser

- Make the details more distinct for this location.

Commissioner Henry

- In agreement with all commissioners comments.

Commissioner Barton

- Carriage house elevation on 20th street should not be a blank wall.

NO ACTION TAKEN

STAFF APPROVALS

• **18-10-1**

875 East Broad Street

Juliet Bullock Architects (Applicant)

18th & East Broad Street Historic District

Brian Webb (Owner)

Approve Application 18-10-1, 875 East Broad Street, 18th & 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.

• **18-10-2**

388-390 Chittenden Avenue

Jim Dreiss/DKB Architects (Applicant)

New Indianola Historic District

Sprucebough Homes (Owner)

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.

• **18-10-3**

2043 Iuka Avenue

Emily Foster (Applicant/Owner)

Iuka Ravine Historic District

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)

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

18th & East Broad Street Historic District

Community Properties Revitalization, LLC. Owner)

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

Bryden Road Historic District

William Kirke/Moving Forward Property Group (Applicant) 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-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-foot high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

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

Bryden Road Historic District

Clyde Jordan Roofing (Applicant)

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.

Old Beechwold Historic District

Bryan Copley/Nicholson Builders (Applicant)

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

Old Oaks Historic District

Punch Out Plus, LLC. (Applicant)

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

Old Beechwold Historic District

Michael Magee (Applicant)

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 1/2" to 3/4" 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

David Neiderhiser (Applicant)

Indianola Forest Historic District

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:

<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.

• **18-10-22**

696 South Ohio Avenue

Jarrett Fuller/Prime Construction (Applicant)

Old Oaks Historic District

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.

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- 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