

**HISTORIC RESOURCES COMMISSION  
AGENDA  
January 17, 2019  
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](mailto: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, February 14, 2019 – 111 North Front Street, 3<sup>rd</sup> Floor, Room 313
- III. NEXT COMMISSION HEARING – 6:00 p.m., Thursday, February 21, 2019 – 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, December 20, 2018.
- VII. APPROVAL OF STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**STAFF RECOMMENDATIONS**

1. **19-1-9** (*not required to attend*)  
**630 East Town Street** East Town Street Historic District  
**Kerry Drake/Roger C. Perry Management Co. (Applicant)** Patrician Properties (Owner)
  - **MOVED TO STAFF APPROVAL**

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

2. **19-1-10** (*attending*)  
**591 Franklin Avenue** East Town Street Historic District  
**Megan Smith/Able Roof (Applicant)** Patrician Properties (Owner)

*An application, photos, and slate assessment have been submitted.*

Remove and Install New Asphalt Shingle Roof / House

  - Remove all slate on the main roof of the brick house, down to the sheathing.
  - Remove all existing asphalt shingles on all elevations of all dormers. Dispose of all debris according to Columbus City Code.
  - Existing flat roofs and newer asphalt shingles on porch roofs to remain, as is.
  - 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 on roof and on dormer cheeks and facades. Manufacturer and color to be selected by the owner from the following approved shingles list:  
Manufacturer:                      Style:                      Color:  
  
[ ] GAF                                      Royal Sovereign (standard 3-tab)                      [ ] Nickel 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.

### **CONTINUED APPLICATIONS**

#### **3. 18-12-15 (attending)**

**251 East Lane Avenue**

**David Neiderhiser (Applicant)**

**Iuka Ravine Historic District**

**D. Fried Triplex, LLC. (Owner)**

*This application was continued from the December 20, 2018 HRC hearing, in the absence of the Applicant. A comparison of Sanborn maps indicates the garage was built after 1951.*

Demolish Garage / Install Parking Pad

- Demolish the existing, deteriorated, frame garage, per the submitted photos.
- Install new, two-car, concrete parking pad in same 12’ x 18’ footprint.
- Install new, low fence on west side of new parking pad, to prevent driving onto the lawn.
- Install new 6’ High wood privacy fence on, or within the south property line to provide screening from headlights onto the neighboring property.

### **NEW APPLICATIONS**

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

#### **4. 19-1-11 (attending)**

**1822 Bryden Road**

**Heather Minor & Mike Powers (Applicant)**

**Bryden Road Historic District**

**Kevin Sarich (Owner)**

*An application, photos, and product cut sheets have been submitted. The house sustained fire damage. New roofing was staff approved October 2018. New windows were installed prior to review and approval. The rear porch was modified prior to review and approval.*

Rear Porch Enclosure

- Retain the existing modifications to the rear porch enclosure, including new wood siding and trim.
- Cut sheet for new rear door to be submitted for review and approval, prior to installation.

New Windows

- Retain the existing, Marvin Integrity Wood Ultrex insert (aka pocket) replacement windows, as installed prior to review and approval.
- Remove the existing first floor window on the façade, and install new, Marvin Integrity Wood Ultrex, triple-ganged, one-over-one, double hung sash unit, per the submitted cut sheet.
- Remove the existing, non-original slider windows on the second floor of the rear/south elevation, and install new, Marvin Integrity Wood Ultrex glider windows, per the submitted cut sheet.

5. 19-1-12 (not required to attend)

**706 Kimball Place**

**Old Oaks Historic District**

**Next Home For You, LLC./Kathy Morgan (Applicant/Owner)**

*An application, photos, and product cut sheets have been submitted. The following has been approved: Repair of siding, soffit, and fascia; new roofing; new porch ceiling; new side doors; tuck pointing; window repair; 1 new window; new light fixtures; new fence. Need final approval of new garage and front porch columns/railings drawings.*

Brick Foundation

- Clean and tuck point unpainted rear porch brick piers and infill brick foundation, as needed. Unpainted brick to remain unpainted.

Apply Stucco over Existing Stucco

- Check the existing stucco for structural integrity. Remove any loose stucco and debris.
- Apply bonding agent over existing stucco and allow to dry, according to manufacturer’s instructions.
- Mix and apply new stucco, according to manufacturer’s instructions and industry standards.
- New stucco surface to match texture of existing stucco.
- New stucco to be tinted color equal to Pittsburgh MEN7130-2 “Shark,” per submitted paint color chip.

Cover Door/Windows on Rear Enclosed Porch

- Remove existing, non-original door on north elevation of the two-story, rear enclosed porch.
- Remove the two (2), multi-light windows on the north and east elevation of the two-story, rear enclosed porch.
- Frame in new wall to fully enclose the north wall.
- Install existing siding from inside the porch on the exterior wall.

**STAFF APPROVALS**

• 19-1-1

**463 North High Street**

**North Market Historic District**

**Carol Meyer/Pella Windows (Applicant)**

**Yankee Trader, LLC. (Owner)**

Approve Application 19-1-1, 463 North High Street, North Market Historic District, as submitted with any/all clarifications noted:

Install New Windows

- Full frame replacement of twenty-four (24) existing, deteriorated and non-original windows on all elevations, per the submitted photos.
- Install new Pella Architect Reserve, aluminum-clad, one-over-one, double-hung sash windows, per the submitted product cut sheets and drawings.
- All windows to match existing rough openings.
- Exterior color to be “Iron Ore.”
- New, aluminum brickmould to be flat, to match existing.

• 19-1-2

**2096 Summit Street**

**Iuka Ravine Historic District**

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

**Hou Yu Zhou (Owner)**

Approve Application 19-1-2, 2096 Summit Street, Iuka Ravine Historic District, as submitted with any/all clarifications noted:

Remove Vinyl Windows & Install New Windows

- Remove all existing, non-original, one-over-one, double-hung, vinyl windows, as installed prior to review and approval.
- Install new, JeldWen Sitrine, aluminum-clad wood, one-over-one, double-hung windows.
- New windows to be sash paks (aka sash kits), custom sized to fit the original openings.  
**Note:** Installation of an insert (aka pocket) window (upper and lower sashes surrounded by a supporting frame in place of the original sashes) is not allowed, as it reduces the amount of glass due to the added frame around the upper and lower sashes.
- Remove the two (2) existing, non-original, sliding, vinyl windows flanking the chimney.

- Install new, JeldWen Sitrine, aluminum-clad wood, single-light, fixed windows, sized to fit the original openings. Applicant has the option of submitting a stained glass window design for review and approval by Historic Preservation Office staff.

- **19-1-3**

**1682 Bryden Road**

**Bryden Road Historic District**

**Corey Favor (Applicant/Owner)**

Approve Application 19-1-3, 1682 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof / Garage & House

- Remove all asphalt shingles on the main roof, front porch, and dormers of the house and the garage 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:  
  
[ ] GAF                      Royal Sovereign (standard 3-tab)                      [ ] Nickel 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.

Install New Storm Windows

- Install new, low profile, Provia Concord Series, aluminum storm windows on all elevations, per submitted specifications.
- New storm windows to be installed inside the existing window frame.
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.

Install New Storm Door

- Install new, Anderson 2000 Series, full view, aluminum storm door on the front entrance doorway.

- **19-1-4**

**738-742 Bedford Avenue**

**Old Oaks Historic District**

**Golden Lion Investments, LLC. (Applicant/Owner)**

Approve Application 19-1-4, 738-742 Bedford Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Repair Stone Retaining Wall

- Remove any/all damaged stone, and replace with stone that matches the original material in size, shape, color, and texture.
- Moisten surface with water and solid point 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 Masonry Buildings” <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

- The height, thickness, and length of the masonry wall is to remain the same following the completion of all repairs.

Install New Windows

- Remove the two (2) existing, one-over-one, double-hung sash windows on the second floor of the rear elevation, per the submitted photos.
- Install new, Pella Impervia fiberglass windows to fit the existing openings.
- Wood trim and arched header to remain.

Note: The Pella Impervia fiberglass, double-hung window is being approved in this particular instance because they are bathroom windows located on the rear elevation of the building, and may not be used as replacements for the remainder of the building.

Install New Hand Railings

- Install new, wood hand rails at the two rear entrance steps, per submitted photos.
- New railings to be built, per the illustration on page 15 of the *Columbus Register of Historic Properties Architectural Guidelines*.
- New wood railings to be painted.

Install New Privacy Fence

- Remove the existing wood privacy fence and install a new six-foot high (6' H), wood privacy fence on, or within the north, south, and east (rear) property lines in the rear yard.
- 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.
- Along the side yards (north/south), fence is to end before reaching the first (westernmost) window on each side elevation.
- 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.

• **19-1-5**

**666 Oakwood Avenue**

**Justin Swartz (Applicant)**

Approve Application 19-1-5, 666 Oakwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Remove and Rebuild Chimney

- Remove the one (1) existing, brick chimney on the rear slope of the roof.
- Retain existing bricks, and cut to a thickness of approximately ½”.
- Reinstall cut bricks over a wood frame structure matching the original shape and size of the existing chimney.
- New mortar must be 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 Masonry Buildings” <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>.)
- New chimney cap or corbelling to match any existing.
- Replace metal flashing and paint “Gray” or “Tinner’s Red.”

**Old Oaks Historic District**

**Greg Myers (Owner)**

• **19-1-6**

**221 Northwood Avenue**  
**Nelson Waight (Applicant)**

**Northwood Park Historic District**  
**A. Crawford (Owner)**

Approve Application 19-1-6, 221 Northwood Avenue, Northwood Park Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof / Garage & House

- Remove all asphalt shingles on the main roof and dormers of the house and the garage 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:  
  
[ ] GAF                                      [ ] Slateline (dimensional)                      [ ] Weathered 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.

• **19-1-7**

**50 West Broad Street**  
**Samuel Rosenthal (Applicant)**

**LeVeque Tower / Individual Listing**  
**Tower 10, LLC/Robert Meyers (Owner)**

Approve Application 19-1-7, 50 West Broad Street, LeVeque Tower / Individual Listing, for renewal of expired COA # 16-4-21 (Expired: April 21, 2017), exactly as previously approved, for a period of one (1) year.

Final Storefront/Streetscape Plan

- Complete streetscape renovation work at the lower levels of the building.
- Install new awnings in exact same awning locations per submitted plans.
- Refurbish or replace in-kind the delivery area gate.
- Replace non-original, non-historic aluminum storefront with a larger, more compatible set of doors for egress.
- Install new signage per submitted plans.
- Convert existing window on south elevation back to original door opening, per submitted drawings.

MOTION: Henry/Clark (5-0-1) [Morgan] APPROVED

• **19-1-8**

**108 West Jeffrey Place**  
**Dianne Radigan (Applicant/Owner)**

**Old Beechwold Historic District**

Approve Application 19-1-8, 108 West Jeffrey Place, Old Beechwold Historic District, as submitted with any/all clarifications noted:

Install Radon Mitigation System

- Install new radon mitigation system on the rear elevation (northwest corner) of the house, per the submitted site plan and photographs.
- Any/all exhaust piping to be painted to match the stone color on the house, to blend in visually with the building surface as much as possible.
- All work to be as per the submitted rendering and specifications, in accordance with industry standards, and all applicable City Building Codes.

• **19-1-9**

**630 East Town Street**

**Kerry Drake/Roger C. Perry Management Co. (Applicant)**

**East Town Street Historic District**

**Patrician Properties (Owner)**

Approve Application 19-1-9, 630 East Town Street, East Town Street Historic District, as submitted with any/all clarifications noted:

Install New Door

- Remove the existing, deteriorated and damaged, non-original, wood, 15-light front entrance door and side lights, per the submitted photos.
- Install new, custom, 15-light, aluminum-clad wood front entrance door, and 5-light side lights.
- Dimensions of styles, rails, and muntins to match the existing door.
- New door to be simulated-divided lite, with muntins permanently applied to the exterior/interior of the glass, and with a spacer bar between the two layers of glass.
- Measurements of existing door, and cut sheet for new door, including dimensions for stiles, rails, muntins, and panes of glass to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

• **19-1-12**

**706 Kimball Place**

**Next Home For You, LLC./Kathy Morgan (Applicant/Owner)**

**Old Oaks Historic District**

Brick Foundation

- Clean and tuck point unpainted, rear porch, brick piers and infill brick foundation, as needed. Unpainted brick to remain unpainted.

Apply Stucco over Existing Stucco

- Check the existing stucco on all elevations for structural integrity. Remove any loose stucco and debris.
- Apply bonding agent over existing stucco and allow to dry, according to manufacturer's instructions.
- Mix and apply new stucco, according to manufacturer's instructions and industry standards.
- New stucco surface to match texture of existing stucco.
- New stucco to be tinted color equal to Pittsburgh MEN7130-2 "Shark," per submitted paint color chip.
- Thickness of new stucco to allow for all existing wood trim to project at least ¼" to ½" above the surface of the new stucco.

Cover Door/Windows on Rear Enclosed Porch

- Remove existing, non-original door on north elevation of the two-story, rear enclosed porch.
- Remove the two (2), multi-light windows on the north and east elevation of the two-story, rear enclosed porch.
- Frame in new wall to fully enclose the north wall.
- Install existing, wood siding from inside the porch on the north and east exterior walls.

Soffit, Fascia & Rafter Tail Repair:

- Repair and or replace all damaged, deteriorated, and missing wood soffits, fascia, and rafter tails on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.
- New soffit material to be either 1" x 3", tongue and groove, yellow pine, bead board or plywood, ply-bead panels.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURN**