

**HISTORIC RESOURCES COMMISSION
AGENDA
February 21, 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, 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, March 14, 2019 – 111 North Front Street, 3rd Floor, Room 313
- III. NEXT COMMISSION HEARING – 6:00 p.m., Thursday, March 21, 2019 – 111 N. Front St., 2nd Floor, Room 204
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, January 17, 2019.
- VII. APPROVAL OF STAFF APPROVALS
- VIII. PUBLIC FORUM
- **Start Time for Historic Resources Commission Hearings to Change to 4:00 p.m.**
 - **Beginning with the April 18, 2019 HRC hearing, the start time will permanently change from 6:00 p.m. to 4:00 p.m.**
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 19-2-9 (attending)

330 South High Street

Robert A. Blakeman (Applicant)

An application, photos, and renderings have been submitted.

Remove Awning

- Remove the existing, blue fabric awning above the main entrance.

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 frame house for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be Dark Brown, Burnt Orange, and Arlon Olive Green.
- **Any previously unpainted, masonry (i.e., brick piers, stone capitals and plinths) is to remain unpainted.**

New Projecting Sign

- Install one (1) new projecting sign, per the submitted rendering.
- New, externally illuminated, painted (Tan) aluminum sign cabinet to measure 68.25" W x 25.25" H x 5" D (total 11.97 sf).

S. High Street Commercial Group

Keith Atich (Owner)

- New sign to include business name, “Just Love Coffee Café,” and logo. Vinyl letters/logo to be Dark Brown, Burnt Orange, and Olive Green, per the submitted rendering.
- Sign bracket to be mounted onto the wood fascia board above the main entrance.
- External illumination to include two (2) down lights on each side (total 4). Cut sheet for light fixtures to be submitted to Historic Preservation Office staff for final review and approval.

New Wall Sign

- Install one (2) new wall signs, per the submitted rendering.
- New, painted PVC sign to be located in the sign band above the main entrance.
- Each sign to read “EAT. DRINK. LOVE.”

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:15 P.M.

2. 19-2-14 (attending)

174 East Long Street

Del Monte Holdings III, LLC. (Applicant/Owner)

A Historic Commission Review Application and a Columbus Register of Historic Properties Registration Form have been submitted.

- To Designate The Standard Building (aka Gugle Building), 174 East Long Street, as Columbus Register Property # **76**, per C.C. 3117.06, 3117.061, and 3117.063.
- Architectural Classification: Commercial Style
- Historic Function: Commerce/Business
- Date of Construction: 1912
- Period of Significance: 1912-1955
- Eligible under Criterion E: The property is closely and publicly identified with an event, or series of events, which has influenced the historical, architectural, or cultural development of the city, state, or nation.

3. 19-2-15 (attending)

182 East Long Street

Del Monte Holdings III, LLC. (Applicant/Owner)

A Historic Commission Review Application and a Columbus Register of Historic Properties Registration Form have been submitted.

- To Designate Winders Motor Sales Co. Building, 182 East Long Street, as Columbus Register Property # **77**, per C.C. 3117.06, 3117.061, and 3117.063.
- Architectural Classification: Commercial Style
- Historic Function: Commerce/Business
- Date of Construction: 1916
- Period of Significance: 1916-1924
- Eligible under Criterion E: The property is closely and publicly identified with an event, or series of events, which has influenced the historical, architectural, or cultural development of the city, state, or nation.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:35 P.M.

4. 19-2-13 (attending)

511-555 Park Street & 70-100 Spruce Street

North Market Historic District

Meyers & Associates/Nicholas Munoz (Applicant)

David Kass/Continental Real Estate Co. (Owner)

An application, photos, and renderings have been submitted. Conceptual reviews were held, site visits conducted, and final approval granted August 18, 2016 (COA #16-7-27 & 27a). The project was split into Phase I (8 story hotel with surface parking) and Phase II (new garage/office building) in December 2016 (COA #16-12-13. Selective demolition for the existing buildings was approved March 15, 2018 (COA #18-3-11). Staff approval to begin foundation and utility work only, was issued 2-1-2019 (COA #19-2-8). Applicant is requesting modifications to the originally approved design for Phase I.

Modify Previous Approval / New Eight Story Hotel & Surface Parking

- Request approval of the construction of the eight (8)-story, AC Hotel with surface parking to the west, per the submitted.
- Applicant to return to the Historic Resources Commission for review/approval of the Phase II garage/office building.

CONCEPTUAL REVIEW

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45 P.M.

5. 19-2-16 (attending)

602 East Town Street

East Town Street Historic District

Karrick Sherrill/Shremshock Architects (Applicant)

Joe Collins Property, LLC. (Owner)

An application to demolish the carriage house and build an addition to the apartment building was conceptually reviewed August 16, 2018. A site visit was conducted by HPO staff and Commissioners Henry and McCabe on August 30, 2018, and a second conceptual review took place on September 20, 2018. A comparison of Sanborn maps and tax records indicate a construction date of ca. 1923 for the apartment building. An application, site plan, floor plans, and photos have been submitted.

Demolition

- Demolish the existing carriage house at the rear of the property.
- Demolish the rear, north-south oriented, two-story section of the existing, brick apartment building.

Addition/New Construction

- Retain, and build new, four-story addition to the front, east-west oriented, two-story section of the existing, brick apartment building.
- Basement level parking to include 29 spaces.
- Surface parking to include 15 spaces.
- New addition to include a total of 54 units, including efficiencies, one-bedroom, and two-bedrooms.

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

Commissioner Comments

- *Commissioners Henry and McCabe discussed their findings regarding the condition of the carriage house, based on an August 30th site visit with the HPO staff, project architect, Karrick Sherrill, et.al.*
- *The building is highly deteriorated from rot and termite damage.*
- *Continuous movement of the building is apparent.*
- *Even if the carriage house could be safely disassembled, there would likely be less than 20% salvageable historic fabric.*
- *Historic sistering of joists is apparent.*
- *Demolition of the building will likely be required, but the Commission will need to see some sort of plan for the site before demolition takes place.*
- *A Historic American Buildings Survey (HABS) report will be required prior to demolition.*
- *New design will need to strongly consider the importance of the building.*

- *Need to be aware of the volume and massing of a new building on the alley.*
- *A HABS report will be good to have, but also need to consider some on site methods of conveying the history of the carriage house.*

NO ACTION TAKEN

STAFF APPROVALS

- **19-2-1**

1110 Bryden Road

Joe Huber (Applicant)

Approve Application 19-2-1, 1110 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Landscaping

- Install a new hedge of Degroot’s Spire/Arborvitae, or similar, on or within the western property line of the front yard, per the submitted site plan and photographs.
- New hedge to be maintained to a height of 4-5 feet.

Bryden Road Historic District

Valor Investments, LLC. (Owner)

- **19-2-2**

195 East Lane Avenue

John Jahn (Applicant)

Approve Application 19-2-1, 195 East Lane Avenue, Indianola Forest Historic District, as submitted with any/all clarifications noted:

Replace Window Sashes

- Remove all existing storm windows on all elevations.
- Remove all existing, deteriorated, upper and lower window sashes and parting stops on all elevations, and dispose of all debris per City Code.
- Existing wood jambs, and exterior wood sill, brick mold, and mullion to remain.
- Remove exposed pulleys, or hammer into the frames, as needed.
- Install new jamb liners and new, JeldWen, aluminum-clad wood sash-packs of the same size and profile as the existing, per manufacturer’s specifications and all City Building Codes.
- Sash packs must be custom sized to fit the existing openings, without the installation of any additional trim.

Note: COA # 19-2-2 modifies COA# 17-4-21 (April 18, 2017).

Indianola Forest Historic District

George Kanellopoulos (Owner)

- **19-2-3**

141 East Oakland Avenue

John Jahn (Applicant)

Approve Application 19-2-3, 141 East Oakland Avenue, Northwood Park Historic District, as submitted with any/all clarifications noted:

Replace Window Sashes & Exterior Casings

- Remove all existing storm windows on all elevations.
- Remove all existing, deteriorated, upper and lower window sashes and parting stops on all elevations, and dispose of all debris per City Code.
- Existing wood jambs to remain.
- Remove exposed pulleys, or hammer into the frames, as needed.
- Remove deteriorated exterior, wood casings, sill, and header molding.
- Install new jamb liners and new, JeldWen, aluminum-clad wood sash-packs of the same size and profile as the existing, per manufacturer’s specifications and all City Building Codes.
- Sash packs must be custom sized to fit the existing openings, without the installation of any additional trim.
- Install new, exterior, wood casings, sill, and header molding to match existing dimensions and profile.

Note: COA # 19-2-2 modifies COA# 17-4-22 (April 18, 2017).

Northwood Park Historic District

George Kanellopoulos (Owner)

• **19-2-4**

711 South Ohio Avenue

Old Oaks Historic District

Michael A. Jones/Jones Home Transformations, LLC. (Applicant)

Jones Home Transformations, LLC. (Owner)

Approve Application 19-2-4, 711 South Ohio Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Install New Wood Siding

- Remove the existing, deteriorated, wood siding on all elevations of the two-story, frame house.
- Dispose of all debris in accordance with Columbus City Code.
- Install all new “Drop/Novelty” wood siding to match the original wood siding profile and dimension; like-for-like, per the submitted product sample.
- Any/all repaired/replaced exterior trim elements (i. e. window & door trim, corner boards, eave soffit & fascia, crown moldings, etc.) to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines visible on the existing, original wood siding.
- All trim to project ½” to ¾” above the surface of the new wood siding.
- Prepare all exterior wooden surfaces on all elevations of the building using the appropriate hand tools.
- Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications.
- Finish color schedule to be submitted to Historic Preservation Office staff for final review and approval.

Install New Windows

- Full frame replacement of all missing windows on the vacant house, per the submitted window schedule.
- New windows to be all wood (interior/exterior), Quaker, one-over-one, double-hung sash and fixed windows.
- All new, exterior window casings, sills, and header moulding to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines visible on the existing, original wood siding.
- All trim to project ½” to ¾” above the surface of the new wood siding.

Install New Doors

- Remove the existing plywood covering on the rear door opening and the non-original front door on the vacant house.
- Install new wood door and transom at front entrance. Install new wood or fiberglass door at the rear entrance. Cut sheet for new doors to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- All new, exterior door casings and header moulding to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines visible on the existing, original wood siding.
- All trim to project ½” to ¾” above the surface of the new wood siding.

Restore Front Porch

- Remove any deteriorated, wood porch flooring, as needed, and install new, tongue and groove wooden, porch flooring.
- Remove any deteriorated, wood porch ceiling, as needed, and install new porch ceiling.
- 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.
- Retain the four (4) existing, resin/fiberglass columns, as installed prior to review and approval.
- Install new porch railings, per the submitted drawing.
- Balusters to be 1 1/2" square.
- Top rail cap and bottom rail cap to be beveled.
- Top rail of new porch railings should be visually level with the top of the first floor window sill, when looking at the façade from the street. Final height to be determined based on the height of the porch deck above grade, in accordance with all applicable Building Codes.

Install New Privacy Fence

- Install a new six-foot high (6' H), wood privacy fence on, or within, the north, south, and west property lines in the rear yard. Applicant has the option of installing a lower, 36" - 48" high wood fence.
- 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-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.

- **19-2-5**

642 Linwood Avenue
Rob Ruhl (Applicant)

Old Oaks Historic District
William Hayes (Owner)

Approve Application 19-2-5, 642 Linwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Replace Porch Ceiling

- Remove and dispose of the existing, first-story, front porch ceiling. Pull all nails, and inspect condition of existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New ceiling material to be V-Groove wood, to match existing in width and profile. Trim around edge of ceiling to match existing.
- Paint new wood ceiling “White,” to match existing.

Install New Door

- Remove the existing sliding glass door in the non-original door opening on the second story of the façade.
 - Install a new, 15-lite, steel, Mastercraft atrium door in the same location, per the submitted product cut sheet.
- Note: A steel, atrium door is being approved in this location because the door opening and second-story porch are non-original, non-historic features.

- **19-2-6**

706 Kimball Place

Old Oaks Historic District

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

Next Home For You, LLC. (Owner)

Approve Application 19-2-6, 706 Kimball Place, Old Oaks Historic District, as submitted with any/all clarifications noted:

Remove Fence/Landscaping

- Remove the existing chain-link fence along the south property line of the front yard.
- Install new boxwood, or similar, hedge plantings in the same location on, or within, the south property line of the front yard.

- **19-2-7**

615 South Champion Avenue

Old Oaks Historic District

Troy Schmitt (Applicant/Owner)

Approve Application 19-2-7, 615 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Remove Shed Roof Structure

- Remove the existing, non-historic, shed roof, support posts, and lattice extending from the rear, one-story section of the frame house.
- Dispose of all debris in accordance with Columbus City Code.

Foundation and Chimney Repair

- Check all mortar joints on the stone foundation and on the existing brick chimneys for soundness. All sound mortar to remain in place.
- Remove all defective material. Replace any/all damaged and missing stone and/or brick with stone and/or brick that matches the original material in size, shape, color, and texture.
- 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 Masonry Buildings” <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>.)

Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Repair Exterior Doors

- Make any/all necessary repairs to the two (2) existing, contributing, wooden doors, located on the front porch (main door and parlor door), per industry standards.
- All new wood to be of exact same profile and dimension as the original door panels, stiles, and rails; like-for-like.
- 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.

Install New Windows (Full Frame Replacement)

- Remove all deteriorated, wood, one-over-one, double-hung sash windows on the main block of the house and all deteriorated, wood, two-over-two, double-hung sash windows on the rear, one-story section. Remove the two (2) single-light casement windows on the dormer.
- Remove the windows completely (sashes, jambs, and exterior sill and casings), to the rough opening.
- Install new Integrity Wood Ultrex, one-over-one, double-hung sash windows on the main block of the house.
- Install new Integrity Wood Ultrex, two-over-two, double-hung sash windows on the rear, one-story section.
- Install new Integrity Wood Ultrex, single-light, casement windows on the dormer.
- New windows must be custom sized to fit the historic openings, without the installation of additional trim. Insert window (aka pocket window) replacements are not approved.
- Retain and reinstall the existing, wood, exterior casings and header molding, or install new, wood exterior casings and header molding to match dimensions and profile of existing, like-for-like.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring, as needed.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers’ specifications prior to installation in order to extend its useful life.
- Install new, tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers’ specifications.
- Restore the front porch spindled frieze, turned wood posts, and round hand rail with like material of exact same dimension and profile as the existing; like-for-like.

Exterior Painting

- Retain the existing cement siding. Replace any damaged/deteriorated, exterior cement shingles with new fiber-cement siding shingles, as needed, to match existing size, texture, and profile.
- 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 frame 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 foundation, 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.

• **19-2-8**

511-555 Park Street & 70-100 Spruce Street

North Market Historic District

Nicholas Munoz/Meyers & Associates Architects (Applicant)

David Kass/Continental Real Estate Companies (Owner)

Approve Application 19-2-8, 511-555 Park Street & 70-100 Spruce Street, North Market Historic District, as submitted with any/all clarifications noted:

Foundation Plan/New Hotel Construction

- Complete foundation and underground utility work only for the new AC Hotel Columbus, per the submitted foundation plan.
- Revised elevation drawings, indicating any/all modifications from the drawings dated March 15, 2018, to be submitted for final review and approval by the Historic Resources Commission, prior to above ground construction of the hotel.

Note: The new construction project was approved December 15, 2016 (COA#16-12-13) for a phased project schedule, and was renewed October 5, 2017 (COA#17-10-10). Revised drawings were reviewed and approved on March 15, 2018 (COA#18-3-11).

• **19-2-10**

596-598 South Ohio Avenue

Old Oaks Historic District

Ali Khirbeet (Applicant)

Carrington Carter (Owner)

Approve Application 19-2-10, 596-598 South Ohio Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Remove Existing Sidewalks and Install New Sidewalks

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the same location and of the same dimension, as needed.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as needed, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

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. Modillions to be retained and repaired, or replaced with new modillions to match existing, like-for-like.

Exterior Painting

- Prepare all exterior, wooden surfaces on the brick house for repainting using the appropriate hand tools.
- 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., exterior brick walls; stone front porch piers; stone foundation; stone water table) is to be cleaned and remain unpainted.**
- **Any previously painted masonry (i.e., stone coping on front porch piers; stone window/door sills and lintels) 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.

Install New Windows (Full Frame Replacement)

- Replace all deteriorated, non-original, and missing windows on all elevations.
- Remove the entire existing window to the studs/rough opening, (sashes, jambs, exterior sill and brick mold).
- Install complete new windows (sashes, jambs, and exterior sill and brick mold).
- New windows to be Quaker, Brighton LS Series, aluminum-clad wood, one-over-one, double-hung sash windows. Exterior color to be "Black."
- New windows must be custom sized to fit the historic openings, without the installation of additional trim.

- Any/all paired windows to be separate window units, with dividing mullions built, in place. Install new, wood casings over mullions, to match existing exterior casings.

- **19-2-11**

100 East Oakland Avenue
Britain Meyers (Applicant)

Northwood Park Historic District
Michael Day (Owner)

Approve Application 19-2-11, 100 East Oakland Avenue, Northwood Park Historic District, as submitted with any/all clarifications noted:

Repair Box Gutters

- Examine all box gutters on all elevations of the brick house, and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized 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.

Rebuild Brick Chimney

- Disassemble the existing, failing brick chimney, as far down to the roofline as needed, salvaging as much original brick as possible. Remove any remaining mortar from brick, using appropriate hand tools.
- Discard any delaminated or damaged brick. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- Rebuild chimney, with decorative corbelling, in same dimensions and height as existing, like-for-like.
- 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>.)
- Install new flashing, and paint "Gray" or "Tinner's Red," to match existing on roof.

Install New Windows (Full Frame Replacement) Third Floor/East Elevation

- Replace the two (2), existing, deteriorated, wood, one-over-one, double-hung sash windows in the dormer of the east elevation.
- Remove the windows completely (sashes, jambs, mullion, exterior sill, and casings), to the rough opening.
- Install new Integrity Wood Ultrex, one-over-one, double-hung sash windows.
- New windows must be custom sized to fit the historic openings, without the installation of additional trim.
- Install new, wood, exterior casings and wood mullion to match dimensions and profile of the original.

Install New Windows (Full Frame Replacement)/Third Floor/South Elevation

- Remove the one (1), deteriorated, one-over-one, arched, single-hung sash window and the two (2) single-lite casement windows in the dormer of the front/south elevation.
- Remove the windows completely (sashes, jambs, mullions, exterior sill, casings, and header molding), to the rough opening.
- Build new, wood windows, (sashes, jambs, mullions, exterior sill and casings, and header molding) to match dimensions and profile of the original, like-for, like.
- Existing arched casings and header molding to be retained and reinstalled.

• **19-2-12**

702 South Ohio Avenue

Old Oaks Historic District

Extreme Equity Construction/J. Company One (Applicant) J. Company One, LLC. (Owner)

Approve Application 19-2-12, 702 South Ohio Avenue, for renewal of expired #17-9-17 (expired September 21, 2018) as previously approved, with one (1) change, for a period of one (1) year. The one (1) change to the original approval is in regard to the front porch: “Install new, round, wood, horizontal railings, to match the originals shown in the 2009 Google street view photo.”

Paint Exterior

- Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
- Prepare all wood windows and exterior, wooden surfaces on the house for repainting using the appropriate hand tools. If power washing is deemed necessary, prepare all siding and trim in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lbs./psi., utilizing a broad fan tip. If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lbs./psi.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications.
- Finish coat all exterior wooden surfaces according to the Behr Paints Schedule submitted: Main Body = Behr Premium Plus Ultra; Color = “Clay Pebble” (#485401); Primary Trim = Behr Marquee; Color = “Honey Mist” (#445001).

Repair Front Porch

- Remove any/all damaged, deteriorated, and missing T & G, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, T & G, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers’ specifications prior to installation in order to extend its useful life.
- Install new, T & G wooden, porch flooring as needed.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers’ specifications; color to match the existing.
- Restore the front porch wooden privacy panels and all metal hand rails as necessary with like materials of exact same dimensions and profiles as the existing, original, front porch wooden privacy panels and metal hand rails; like-for-like.
- Replace all non-original with new, square, wooden, columns as necessary. **New columns to match the original wooden columns in style and dimension as per the 2009 photo provided by Commissioner McCabe at the meeting.**
- **Install new, round, wood, horizontal railings, to match the originals shown in the 2009 Google street view photo.**

Replace Porch Ceiling

- Remove and dispose of existing porch ceiling as necessary, 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.
- Prime exposed surfaces complete and finish coat with exterior paint; ‘white’ or the approved trim color (‘Honey Mist’) at the Applicant’s/Owner’s option.

Repair/Replace Front Door

- Applicant/Owner to select one of the following options:
 - a) Repair and refinish the front entry door;
 - or
 - b) Install new exterior doors upon final review and approval of door cut sheets by the Historic Preservation Office staff. New front door is required to be all-wood.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, hung gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, half-round gutters and round downspouts in the appropriate locations to assure proper drainage.
- Examine all box gutters on main roof and make any repairs and/or replace existing box gutter system on all elevations with new materials of appropriate dimension and profile. Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer’s specifications, and Columbus Building Codes.
- Install new, round, galvanized metal down spouts 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 Exterior Light Fixtures

- Install new, exterior light fixtures at front and rear entries per submitted cut sheets.

Repair Public and Service Steps

- Make any/all repairs necessary to the existing concrete public and/or service steps in accordance with industry standards and all applicable City Building Codes.

Repair Existing Rear Yard Fence

- Make any/all necessary repairs to the existing rear yard fence.
- **Solid color stain chip to be supplied to the Historic Preservation Officer for final review and approval prior to applying any/all finish coat(s).**

MOTION: McCabe/Morgan APPROVED

X. OLD BUSINESS

XI. NEW BUSINESS

- **19-2-17**

1414-1416 North Fourth Street

New Indianola Historic District

Paul Cugini (Applicant/Owner)

Work was begun prior to review or approval by Historic Preservation Office staff or the Historic Resources Commission. A Stop Work Order was issued by Code Enforcement on February 14, 2019.

Exterior Work Completed or In Progress

- Main roof removed and in progress of being raised in height.
- Front porch roof removed and rebuilt.
- Windows removed and replaced.

XII. ADJOURN