

**HISTORIC RESOURCES COMMISSION  
AGENDA  
March 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](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, April 11, 2019 – 111 North Front Street, 3<sup>rd</sup> Floor, Room 313
  - III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, April 18, 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, February 21, 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.**
  - **Request for Recommendation / Street Name Change**  
Requests to change the name of a street or alley are presented for a recommendation from the Commission based on City Code Chapter 3117.04 – Historic Resources Commission - Duties  
The duties of the historic resources commission shall be as follows:  
(K) To advise the mayor and make recommendations as to the conservation of the city's structures, sites, groups, and districts or as to any alteration, rehabilitation, or demolition proposed for a city-owned property, park, or right-of-way listed in the Columbus Register of Historic Properties.

**19-3-10** (*not attending*)

**Easton Loop East**

**EMH&T for MORSO Holding Co (Applicant)**

**Background:**

The Department of Building and Zoning Services has received an application requesting to rename a portion of "Easton Loop East" to "Brighton Rose Way." The section to be renamed extends from Worth Avenue on the north to Easton Commons on the south.

**Easton Town Center** is an indoor/outdoor shopping complex in northeast Columbus. The core buildings and streets are intended to look like a self-contained "town," reminiscent of American towns and cities in the early-to-mid 20th century. Included are fountains, streets laid out in a grid pattern surrounded by a continuous loop, and metered storefront parking. Phase I (the South District) opened in the summer of 1999. Phase II (the "Fashion District") opened in the fall of 2001. ([https://en.wikipedia.org/wiki/Easton\\_Town\\_Center](https://en.wikipedia.org/wiki/Easton_Town_Center)).

The proposed new name is associated with a business partner.

**IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

**NEW APPLICATIONS**

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

1. **19-3-11 (attending)**  
**50 West Broad Street** **LeVeque Tower / Individually Listed Property**  
**Logan Dilts/DaNite Sign Company (Applicant)** **Tower Ten LLC (Owner)**  
*An application, photos, and renderings have been submitted. This application modifies a previous approval (COA #16-4-21/April 21, 2016).*  
New Digital Display
- Install one (1) new digital display with decorative surround, per the attached photos and rendering.
  - New display to be located on the west side of the main entrance on the south elevation of the building.
  - Perforated metal grating below digital display to be painted “Duranodic Bronze” and backed with aluminum, painted “Black.”
  - Trim to be 5 1/8” wide Azek polyurethane door casing, painted “Metallic Gold.”
  - Header to include “The LeVeque Tower” in ¼” thick acrylic lettering, painted metallic gold.

2. **19-3-12 (attending)**  
**862 Bryden Road** **Bryden Road Historic District**  
**Wanda Davis (Applicant)** **Jerald and Elizabeth Sadoff (Owner)**  
*An application, photos, and renderings have been submitted.*  
Install New Windows / Sashes Only
- Remove five (5) existing, wood, six-over-one, double-hung sash windows on the 3<sup>rd</sup> floor/attic level.
  - Remove the five (5) existing aluminum storm windows.
  - Install new Marvin Clad Ultimate, Next Generation 2.0, six-over-one, double-hung sash windows.
  - New windows to be either sash packs or full frame replacement.
  - Exterior color to be “Stone White.”

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:20 P.M.**

3. **19-3-13 (attending)**  
**11 West Gay Street** **Citizens Savings & Trust / Individually Listed Property**  
**Joshua Dalton (Applicant)** **Edward Companies (Owner)**  
*An application, photos, and renderings have been submitted. The Veritas sign was approved November 15, 2018 (18-11-4). Requesting an additional wall sign.*  
New Signage
- Install a new illuminated wall sign, including the property address, below the approved “Veritas” sign.
  - Aluminum cabinet to have routed out graphics backed with white plex.
  - Cabinet to be mounted with mortar joint anchors.
  - White LED to illuminate the address letters/number.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M.**

**4. 19-3-14 (attending)**

**734 Wilson Avenue**

**Joshua Kramer (Applicant)**

**Old Oaks Historic District**

**Joshua Kramer & Heather Rottenberg (Owner)**

*An application and drawings have been submitted. Work approved in 2018 includes: Demolition of a garage and construction of a new garage; New Roof; New Windows & Doors.*

Build New Dormer

- Construct a new hipped dormer on the south slope of the main roof to match the existing front and rear elevation dormers.

**5. 19-3-15 (attending)**

**1169 Bryden Road**

**Karl Schneider (Applicant)**

**Bryden Road Historic District**

**1169 LLC c/o C. William Klausman (Owner)**

*An application and site plan have been submitted.*

Request for Variance & Change of Use Recommendation

- To change the current use as a nursing home to an assisted living facility.
- Currently zoned “I” – Institutional.

Building Parcel

1.) 3349.04 Height, Area and Yard Regulations

- To increase the building height from 35 to 36 feet (existing condition)
- To reduce the lot area from one acre to 0.63 acre (existing condition)
- To increase lot coverage from 60% to 80% (existing condition)
- To reduce the building setback along Bryden Road and Oakwood Avenue from 50 feet to 10 feet and zero feet respectively (existing condition)
- To reduce the west side yard from 20 feet to 1.5 feet (existing condition) and to permit a dumpster within the west side yard
- To reduce the rear yard from 50 feet to 36 feet (existing condition) and to permit dumpsters within the rear yard (existing condition)

2.) 3312.09 Aisle

- To reduce the aisle width behind 4 parking spaces along Oakwood Avenue from 20 to 18 feet and to reduce the aisle width behind 2 parking spaces along Oakwood Avenue from 13 feet to 11 feet 8 inches and for 1 parking space along Oakwood Avenue from 13 feet to 9 feet
- To reduce the aisle width for parking spaces along the E/W alley from 20 to 18 feet due to the loading space

3) 3312.25 Maneuvering

- To permit maneuvering for a loading space in an alley which is less than 20 feet in width

4) 3312.27 Parking Setback

- To reduce the parking setback along Bryden Road and Oakwood Avenue from 25 feet to 5 feet and 3 feet respectively (existing condition along Bryden Road, and along Oakwood Avenue)

5) 3312.49 Maximum number of parking spaces required

- To reduce the number of required parking spaces from 57 to 34

6) 3312.51 Loading Space

- To reduce the size of a loading space from 12 feet by 50 feet to 12 feet by 30 feet
- To allow the loading space to encroach into the driveway, aisle or other circulation area

7) 3321.01 Dumpster Area

- To permit dumpsters in the rear yard and the west side yard

Parking Lot Parcel

8) 3371.03A Building Setback

- To reduce the parking setback from 25 to 10 feet along Oakwood Avenue

6. 19-3-16

**1169 Bryden Road**

**Karl Schneider (Applicant)**

**Bryden Road Historic District**

**1169 LLC c/o C. William Klausman (Owner)**

*An application, site plan, floor plans, and elevation drawings have been submitted.*

Site Improvements

- Install new walkways, hedges, and striping for parking, per the submitted site plan.
- Install 6' H screen fence at generator and dumpster screening.
- Remove existing chain-link fencing and install new 36" decorative black fence on top of wall.
- Redesign patio space, including removal of chain link and installation of decorative black fence.

Building Alterations / Original Building

- Install new wood wrap on the front porch columns and new front porch railings.
- Paint all previously painted exterior brick walls.
- Install new asphalt roof, from approved roofing shingles list.

Building Alterations / First Addition (ca. 1964)

- Paint all previously painted exterior CMU walls.
- Install new vinyl windows.

Building Alterations / Second Addition (ca. 1976)

- Paint all previously unpainted exterior brick walls.
- Install new trim around perimeter of the flat roof.
- Install new vinyl windows.
- Install murals on north and east elevations.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:50 P.M.**

7. 19-3-17

**1223 East Main Street**

**Stephanie Hayward (Applicant)**

**E.O. Snyder Grocer / Individually Listed Property**

**Danielle Rohrbach (Owner)**

*An application, elevation drawings, photos, and window schedule have been submitted.*

Install New Windows / Brick in Openings

- Install new, Pella Architect Series Reserve simulated hung windows on the second and third floors of the façade and west elevations.
- Install new, Pella Architect Series Reserve casement windows on the first floor of the west and east elevations.
- Existing single pane aluminum windows on second and third floors of the east and south elevations to remain, as is.
- Brick in five (5) existing door openings on south/rear elevation.

New Storefront/ Façade

- Install new aluminum storefront system on north and west elevations.
- Existing door and window on east end of façade to remain, as is.
- Install new door in existing opening on façade. Existing arched transom to remain, as is.

New Doors/ West & South Elevation

- Install new half-lite, aluminum, double-door system in existing opening on west elevation.
- Create new opening and install new aluminum storefront door and sidelight on south elevation.

Install New Exterior Lighting

- Install a total of three (3) new gooseneck light fixtures above entrances on the façade/north, west, and south elevations.
- Install one (1) new exterior globe light in existing location on façade.

New Signage / Wall Sign

- Install one (1) new wall sign on the façade.

- New sign consist of individual, pin-mounted, bronze, metal letters (Total 30.21s.f.).
- Sign to be illuminated by two gooseneck light fixtures.

New Signage / Projecting Sign

- Install one (1) new projecting sign on the façade (Total 20s.f.).

**8. 19-3-18**

**1233 East Main Street**

**Stephanie Hayward (Applicant)**

**Individually Listed Property**

**Danielle Rohrbach (Owner)**

*An application, elevation drawings, photos, and window schedule have been submitted.*

Façade/North Elevation

- Install new, Pella Architect Series Reserve simulated hung windows.
- Existing fixed windows to remain, as is.
- Existing doors on first and second story to remain, as is.
- Paint the previously painted stone foundation and window sills and lintels.
- Paint all wood trim and porch columns.
- Install new prefinished aluminum railings on first and second story porches.

West Elevation

- Install new, Pella Architect Series Reserve simulated hung windows.
- Down-size two (2) window openings. Brick in area below windows.
- Install new glass block in existing basement window openings.
- Paint the previously painted stone foundation and window sills and lintels.

East Elevation

- Install new, Pella Architect Series Reserve simulated hung windows.
- Down-size one (1) window openings. Brick in area below windows.
- Install new glass block in existing basement window openings.
- Paint the previously painted stone foundation and window sills and lintels.

Rear/South Elevation

- Install new, Pella Architect Series Reserve simulated hung windows.
- Brick in two (2) existing window openings.
- Repair existing wood stairs and railings, in-like-kind.

Build New Addition

- Build a new, two-story addition and a one-story entrance addition at the west end of the south elevation, to match the existing rear additions.
- Exterior siding to be horizontal cementitious siding; Color to be “Aged Pewter.” Install on existing rear addition, to match.
- Install two (2) new rear entry doors.
- Install new aluminum railings at entry steps.

**CONCEPTUAL REVIEW**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:15 P.M.**

**9. 19-3-19**

**162 West Jeffrey Place**

**Rodney Bouc & Diane Nance (Applicant/Owner)**

**Old Beechwold Historic District**

*An application, elevation drawings, photos, and window schedule have been submitted.*

Addition to Existing Garage

- Build a new dormer on the east elevation of the existing, non-contributing, detached, frame garage.
- New shed-roof, wall dormer to include five (5) double-hung windows.

**STAFF APPROVALS**

• **19-3-1**

**1815 Bryden Road**

**Able Roof (Applicant)**

**Bryden Road Historic District**

**Diane Peters (Owner)**

Approve Application 19-3-1, 1815 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof / Garage

- Remove all asphalt shingles on the hipped roof of the concrete block garage, 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 GAF, TruSlate, “Greystone” color.
- All ridges to be capped with Truslate trim slates.

• **19-3-2**

**142 East Northwood Avenue**

**Andrew Noll (Applicant/Owner)**

**Northwood Park Historic District**

Approve Application 19-3-2, 142 East Northwood Avenue, Northwood Park Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, porch roof, and dormers of the frame 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 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.

• **19-3-3**

**726 South Champion Avenue**

**Jose Becerra (Applicant)**

**Old Oaks Historic District**

**Crispin Alvarez (Owner)**

Approve Application 19-3-3, 726 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Install New Doors

- Remove the two (2) non-original, non-historic entrance doors on the front elevation, and the one (1) non-original, non-historic entrance door on the rear elevation.
- Install new, custom made, wood, four-panel doors in all openings, per the submitted drawing.
- Retain all existing transoms and repair, as needed. All replacement wood trim to match the existing.

Landscaping

- Install new plantings in the front yard, per the submitted photographs.

• **19-3-4**

**596-598 South Ohio Avenue**

**Ali Khirbeet (Applicant)**

**Old Oaks Historic District**

**Carrington Carter (Owner)**

Approve Application 19-3-4, 596-598 South Ohio Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

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). Brick mold to match existing, original, flat 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.

• **19-3-5**

**128 Hamilton Avenue**

**Arrow Roofing, Inc. (Applicant)**

**Hamilton Park Historic District**

**Kelly L Kildon TR/Real Property Mngt. (Owner)**

Approve Application 19-3-5, 128 Hamilton Avenue, Hamilton Park Historic District, as submitted with any/all clarifications noted:

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat roof, 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 new decking of appropriate dimensions, as needed.
- Install new TPO roof deck, per the submitted specifications, in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Install new flashings along all roof penetrations.
- Remove and reinstall existing metal coping, as needed.

• **19-3-6**

**702 Oakwood Avenue**

**Moshe Mizrahi (Applicant/Owner)**

**Old Oaks Historic District**

Approve Application 19-3-6, 702 Oakwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, porch roofs, and dormers of the two-story, brick 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:

Natural Slate

[ ] Traditional Slate Color Palette

<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
<input type="checkbox"/> GAF	TruSlate	<input type="checkbox"/> Mystic Grey <input type="checkbox"/> Greystone

- 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.

• **19-3-7**

**62 West Beechwold Blvd.**

**Old Beechwold Historic District**

**Amanda Barcus (Applicant/Owner)**

Approve Application 19-3-7, 62 West Beechwold Blvd., Old Beechwold Historic District, as submitted with any/all clarifications noted:

New Storage Shed

- Build a new, wood, 10 x 14 foot shed in the rear yard, per the submitted photographs.
- New “Cottage” shed includes two windows, double doors, and a slate metal roof, per the submitted product cut sheets.
- New shed to sit on concrete blocks with wood shims.
- Shed colors to be “Urbane Bronze” with “Black” trim.

• **19-3-8**

**741 Wilson Avenue**

**Old Oaks Historic District**

**Stephen E. Maher (Applicant/Owner)**

Approve Application 19-3-8, 741 Wilson Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, 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 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 for all wood trim to be “White;” Paint color for horizontal metal railing on front porch to be “Black.”
- **Any previously unpainted, masonry (i.e., brick exterior walls and brick porch columns) is to remain unpainted.**
- **Any previously painted masonry (i.e., stone window and 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.



• **19-3-9**

**1138 Bryden Road**

**Bryden Road Historic District**

**Daniel M. Sturkey (Applicant/Owner)**

Approve Application 19-3-9, 1138 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, 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 and previously painted masonry surfaces 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 colors for the previously painted brick and stone to be Glidden Jefferson House Tan; Glidden Parchment. Paint colors for the wood accent trim to be green and red, to match existing. Paint color chips to be submitted to Historic Preservation Office staff.
- Any previously unpainted, masonry is to remain unpainted.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURN**