

## HISTORIC RESOURCES COMMISSION MINUTES

Thursday, March 21, 2019  
6:00 p.m.

111 N. Front Street, Room 204

**Commissioners Present:** Jackie Barton, Steward Gibboney, Clyde Henry (Chairperson), Joseph McCabe, Erin Prosser

**Commissioners Absent:** Dan Morgan

**City Staff Present:** Connie Torbeck

- I. CALL TO ORDER – 6:05 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, April 11, 2019 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 313
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, April 18, 2019 – 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, February 21, 2018.  
MOTION: Gibboney/McCabe (5-0-1[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: McCabe/Barton (5-0-0) APPROVED
- 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**

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

**Easton Loop East**

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

*Following presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Upon review of Application #19-3-10, the Historic Resources Commission has no objection to the proposed change in name for 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.

*Note: Easton Loop East is not associated with any person or historic pattern of development.*

MOTION: Barton/Prosser (5-0-0) NO OBJECTION



**IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

**NEW APPLICATIONS**

**1. 19-3-11**

**50 West Broad Street**

**Logan Dilts/DaNite Sign Company (Applicant)**

**LeVeque Tower / Individually Listed Property**

**Tower Ten LLC (Owner)**

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

Approve Application 19-3-11, 50 West Broad Street, LeVeque Tower / Individually Listed Property, as submitted, with all clarifications, as noted:

**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.” Design of grating to match design of existing grating above the windows on the south elevation.
- Vertical, fluted trim material and header/footers to be consistent with the existing materials that frame the existing windows on the south and west elevations. Specifications for those materials to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- Header to include “The LeVeque Tower” in ¼” thick acrylic lettering, painted metallic gold.

MOTION: Gibboney/Prosser (5-0-0) APPROVED

**2. 19-3-12**

**862 Bryden Road**

**Wanda Davis (Applicant)**

**Bryden Road Historic District**

**Jerald and Elizabeth Sadoff (Owner)**

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

Approve Application 19-3-12, 862 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications, as noted:

**Install New Windows / Full Frame Replacement**

- Remove five (5) existing, wood, six-over-one, double-hung sash windows on the 3<sup>rd</sup> floor/attic level (two on rear/north elevation, one on west elevation, and two-above stairs-on east elevation).
- Remove the entire existing windows to the studs/rough opening, (sashes, jambs, brick mold and mullions).
- Remove the five (5) existing aluminum storm windows.
- Install new Marvin Integrity Wood Ultrex, six-over-one, double-hung sash windows.
- New windows must be custom sized to fit the historic openings, without the installation of additional trim.
- All sashes with muntins to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass, with a spacer bar between the two layers of glass.
- 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.
- Exterior color to be “Stone White.”

MOTION: McCabe/Gibboney (5-0-0) APPROVED

3. 19-3-13

**11 West Gay Street**

**Citizens Savings & Trust / Individually Listed Property**

**Joshua Dalton (Applicant)**

**Edward Companies (Owner)**

*Prior to review of Application #19-3-13, Commissioner Gibboney noted the need to recuse himself from the proceedings, and exited the hearing room. Following presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated. Note: Applicant requested that HPO staff present the application in their absence.*

Approve Application 19-3-13, 11 West Gay Street, Citizens Savings & Trust / Individually Listed Property, as submitted, with all clarifications, as noted:

New Signage

- Install one (1) new, non-illuminated wall sign, per the submitted rendering (total 8.45 s.f.).
- Individual, ½” thick CAD cut, dimensional, acrylic letters, include business name “veritas.”
- Signage rails to be ½” thick, 1” tall acrylic.
- Acrylic letters to be painted “Copper.”
- Acrylic rails to be painted to match the adjacent stone wall surface.
- Rails to be flush mounted into mortar joints of stone wall with discreet or hidden hardware.
- Retain the two (2) existing, frosted vinyl door signs, including business name and rose logo.

MOTION: McCabe/Barton (4-0-1[Gibboney-recused]) APPROVED

4. 19-3-14

**734 Wilson Avenue**

**Old Oaks Historic District**

**Joshua Kramer (Applicant)**

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

*Prior to review of Application #19-3-14, Commissioner Gibboney returned to the table. Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application 19-3-14, 734 Wilson Avenue, Old Oaks Historic District, as submitted, with all clarifications, as noted:

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.
- Overall dimensions, roof pitch, eaves details, and all exterior roofing and siding materials to match the existing dormers.
- All final details, including window cut sheet to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

MOTION: Barton/Prosser (5-0-0) APPROVED

5. 19-3-15

**1169 Bryden Road**

**Bryden Road Historic District**

**Karl Schneider (Applicant)**

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

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

Upon review of Application #19-3-15, 1169 Bryden Road, Bryden Road Historic District, the Historic Resources Commission recommends approval of the proposed variances, as 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 20 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 Minimum 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 and use loading space for maneuvering for the dumpster

Parking Lot Parcel

8) 3371.03A Building Setback

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

MOTION: Prosser/McCabe (5-0-0) APPROVAL RECOMMENDED

**6. 19-3-16**

**1169 Bryden Road**

**Karl Schneider (Applicant)**

Site Improvements

**Bryden Road Historic District**

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

- 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 existing wall on east elevation (below ground outdoor seating area).
- Install new metal railings at ADA ramp.
- Remove awning at east elevation entrance.
- Redesign west elevation patio space, including removal of chain link and installation of decorative black fence.

Building Alterations / Original Building

- Install new wood wrap on the columns of the non-original brick stoop.
- Open up enclosed front porch and install new porch railings.
- Remove existing paint, if possible, or paint all previously painted exterior brick walls.
- Paint previously painted, stone window sills.
- Install new asphalt roof, from approved roofing shingles list. Install new gutters/downspouts.
- Install new windows.
- Install new front door (no door existing).
- Open up west wall of sun room at rear, to open onto patio.
- Restore decorative metalwork on façade.

Building Alterations / First Addition (ca. 1964)

- Paint all previously painted exterior CMU walls.
- Remove existing aluminum awning-style windows and install new windows.

Building Alterations / Second Addition (ca. 1976)

- Paint all previously unpainted exterior brick walls
- Install new trim around perimeter of the flat roof.
- Remove existing, steel casement windows and install new windows.
- Install murals on north and east elevations (conceptual).

*Following presentation by the Applicants, Chairperson Henry opened the discussion and Commission members offered comments to the applicants:*

Commissioner Comments

Commissioner McCabe:

- There are three distinctive features to this building as a whole. Each section should be looked at separately.
- The original section is amazingly intact. Applauds the move to open up the front porch.
- Consider doing a test patch for paint removal on the exterior brick walls. Need to use low pressure water so as not to etch the brick. If paint removal does not work, historically sensitive paint colors could be appropriate.
- If pictures of the original front door (or double doors) are not available, looking at other similar type/age houses in the area can give good clues for appropriate replacement doors.
- Consider removing the non-original brick, front stoop, awning, and support columns.
- Will need details/measurements for any new porch balusters and railings.
- Regarding the 1964 addition, thinks the paint for this CMU section should match the brick or new paint of the original house section.
- Does not think the windows on the 1964 addition need to match the existing, but carry the same look through from the front section.
- What is the significance of the Bryden Road district - not 1960s and 70s architecture.
- Doesn't know if the Commission wants to recognize that this building was actually a set-back for the neighborhood-not a positive use. Would support giving the additions a fresh look.

Commissioner Barton:

- Asked about plans for opening up the front porch.
- A structure being of a certain age does not necessarily make it historic, but that doesn't mean it should be matched up to a building of a different era that it's attached to.
- Agrees that keeping it simple is the best approach for the 1964 section.

Commissioner Gibboney:

- Will need to do some exploration in the area of the rear, brick sun room. Retaining historic openings and opening up infilled, historic openings is the most appropriate approach.

- Thinks it is more appropriate to use a window on the 1964 structure that is compatible with that era. Thinks there is significant amount of historicity in the 1964 addition, and it is now part of history and the Commission should have respect for that.
- Agrees with Chairperson Henry that the two additions could have a similar type window as long as the style is a more industrial sort of feel.
- The brick on the 1976 addition is handsome and neutral. Painting it would be the wrong thing to do.
- Less is more for the two additions.

Commissioner Henry:

- The character of the windows in the 1964 era building has a very narrow profile.
- The replacement windows don't need to match the aluminum material, but a narrow, '60s profile in a 60's building...
- Need to determine whether windows on the 1964 and 1976 sections should match or if they should be clean, separate buildings.
- These additions would not be approved today, but we don't want to make changes to buildings that are inappropriate for the era in which they were built.

Commissioner Prosser:

- The 1964 era addition should just look like what it is. It's part of the history of the east side.
- If not individually significant, thinks the addition speaks to the history of the east side. It shows the evolution of the overall building.
- The Commission has reviewed other 1960s/70s buildings that are not of the early Bryden Road era, but we have asked them to preserve that fabric or allowed to have brick painted.
- The neighborhood is not just one moment in time. There are things here that exist before there was a Commission that are part of the fabric of Bryden Road.
- Adding a cornice detail to the 1976 era addition would look odd.
- The front of the house is what people will focus on. If the additions are kept simple, they will kind of fade away.
- Yes, the additions are part of a troubled history of the area, but it is part of the fabric and history. We don't get to re-write it one way or the other.

NO ACTION TAKEN

7. **19-3-17**

**1223 East Main Street**

**Stephanie Hayward (Applicant)**

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

**Danielle Rohrbach (Owner)**

*Following the presentation by the Applicant, Application #19-3-17 was divided into Items 'a' and 'b' for clarity of action. Motions were made, votes taken, and results recorded as indicated.*

**19-3-17a**

Approve Application 19-3-17a, 1223 East Main Street, E.O. Snyder Grocer / Individually Listed Property, as submitted, with all clarifications, as noted:

Install New Windows

- Remove all existing, non-original vinyl windows and all original, wood, 1/1 double-hung sash windows on all elevations.
- Install new, Pella Architect Series Reserve 1/1 DHS windows and brick mold on all elevations.
- New windows must be custom sized to fit the historic openings, without the installation of additional trim.
- 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.

New Storefront/ Facade

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

- Retain the existing, non-original, six-panel door in the center bay of the 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.
- Retain the existing, modified, first floor door opening and flush door on the rear/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.
- Cut sheet for globe light to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

Install New Rubber Roof

- Remove any/all rolled or other roofing materials on the flat roof of the commercial building, 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.
- Retain existing stone coping.

New Signage / Wall Sign

- Remove existing Convenient Mart awning sign.
- Install one (1) new wall sign on the façade.
- New sign consist of individual, pin-mounted, bronze, metal letters (Total 20 s.f.)
- Sign to be illuminated by two gooseneck light fixtures.

New Signage / Projecting Sign

- Install one (1) new projecting sign on the façade (Total 10 s.f.).
- Final drawings for all signage to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

MOTION: Gibboney/Prosser (5-0-0) APPROVED

**19-3-17b**

Approve Application 19-3-17b, 1223 East Main Street, E.O. Snyder Grocer / Individually Listed Property, as submitted, with all clarifications, as noted:

Install New Doors

- Install new custom made, wood doors in four (4) existing door openings on the second and third floors of the south/rear elevation.
- Design of new doors to be based on physical evidence of the existing, original/historic half-lite doors.
- Drawings/cut sheets for new doors to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

MOTION: Gibboney/Prosser (3-0-2[McCabe & Henry – abstain]) APPROVED

8. 19-3-18

**1233 East Main Street**

**Stephanie Hayward (Applicant)**

**Individually Listed Property**

**Danielle Rohrbach (Owner)**

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

Approve Application 19-3-18, 1233 East Main Street, Individually Listed Property, as submitted, with all clarifications, as noted:

Facade/North Elevation

- Existing entrance doors on first and second floors to remain, as is.
- Paint all wood trim and porch columns.
- Retain and paint the existing, wood railings on the first and second story porches.
- Paint colors to be submitted to Historic Preservation Office staff for final review and approval.

Rear/South Elevation

- Repair existing wood stairs and railings, in-like-kind.

Install New Windows / All Elevations

- Remove all existing, non-original vinyl windows and all original, wood, 1/1 double-hung sash windows on all elevations.
- Install new, Pella Architect Series Reserve 1/1 DHS windows and brick mold on all elevations.
- New windows must be custom sized to fit the historic openings, without the installation of additional trim.
- Two existing fixed “starburst” windows flanking first floor entrance and two existing fixed windows flanking second floor entrance on facade to remain, as is.
- No windows are to be downsized in height or width.
- No windows or door openings are to be bricked in.
- Window schedule for new basement windows to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

Paint Removal / All Elevations

- Perform a test patch on an area of previously painted stone foundation and/or window sill and/or lintel using low pressure water washing with a non-ionic detergent.
- If needed, perform a test patch using an organic solvent, in accordance with manufacturer’s instructions.
- Refer to Preservation Brief 1- “Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings,” <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm> and Preservation Brief 38 – “Removing Graffiti from Historic Masonry,” <https://www.nps.gov/tps/how-to-preserve/briefs/38-remove-graffiti.htm>.
- If paint removal from any/all previously painted stone foundation and window sills/lintels is unsuccessful, new paint colors should attempt to match the original stone color as closely as possible. Paint colors to be submitted to Historic Preservation Office staff for review and approval, prior to application of new paint.
- Any previously unpainted masonry is to remain unpainted.

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 new siding on existing rear addition, to match.
- Install two (2) new rear entry doors.
- Install new aluminum railings at entry steps.
- Final drawings to be submitted to Historic Preservation Office staff for review and approval.
- Cut sheets for rear doors to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

MOTION: McCabe/Gibboney (5-0-0) APPROVED



## CONCEPTUAL REVIEW

### 9. 19-3-19

**162 West Jeffrey Place**

**Old Beechwold Historic District**

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

*Following presentation by the Applicant, and additional discussion and review, the application was moved from conceptual to final review. A motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application 19-3-19, 162 West Jeffrey Place, Old Beechwold Historic District, as submitted, with all clarifications, as noted:

#### 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.
- Windows to be Loewen, aluminum-clad wood, standard double-hung sashes.
- Exterior cladding to match the existing vinyl siding, which owner has in reserve from original construction.
- Corner boards to be fiber cement.
- Roofing for entire garage roof to be Certain Teed, standard 3-tab, "Nickel Gray."

MOTION: Barton/McCabe (5-0-0) APPROVED

## STAFF APPROVALS

### • 19-3-1

**1815 Bryden Road**

**Bryden Road Historic District**

**Able Roof (Applicant)**

**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**

**Northwood Park Historic District**

**Andrew Noll (Applicant/Owner)**

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**

**Old Oaks Historic District**

**Jose Becerra (Applicant)**

**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**

**Old Oaks Historic District**

**Ali Khirbeet (Applicant)**

**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**

**Hamilton Park Historic District**

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

**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**

**Old Oaks Historic District**

**Moshe Mizrachi (Applicant/Owner)**

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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
	Natural Slate	<input type="checkbox"/> 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**

8:54 p.m.