

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, May 14, 2019
4:00 p.m.

111 N. Front St., 2nd Floor, 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 meeting. 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 pm (Noon), Tuesday, June 4, 2019 – 111 N. Front St., 3rd Floor, Room 313.
- III. NEXT COMMISSION HEARING –Tuesday, June 11, 2019 at 4pm.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, April 9, 2019.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDED APPLICATIONS

1. 19-5-19

716 N. High St.

Wood Companies (Owner)

Staff Recommended Application

- Install new awning per submitted drawing.
- Awning to have 8" loose valance, with "Lady Bird" text.

2. 19-5-20

854 Summit St.

Dave Perry (Applicant)/ Amiya Dey (Owner)

Staff Recommended Application

Variance Recommendation Request

- 3332.039, R-4 Residential District, to permit two (2) detached dwelling units on the same parcel, consisting of the existing single family dwelling (854 Summit Street) and the proposed carriage house/garage with one (1) dwelling unit.
- 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 30 feet (existing).
- 3333.15, R-4 area district requirements, to reduce lot area from 5,000 square feet required for a principal building to actual existing lot area of 4,401 square feet (30'x146.73') and lot area of 2,700 square feet based on Section 3332.18(C), using depth of three times the lot width (30'x90').
- 3332.19, Fronting, to permit the carriage house to not front on a public street.
- 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from six (6) feet (20% of 30 feet) to four (4) feet for the carriage house.
- 3332.26, Minimum Side Yard Permitted, to reduce the north south side yard of the proposed carriage house from three (3) feet to one (1) foot and the north side yard of the existing house (854) to 0.6 feet.
- 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to rear yard(s) as depicted on the Site Plan.

3. 19-5-21

66 E. Fourth Ave.

Valor Investments, LLC (Owner)

Staff Recommended Application

- Construct new 20' x 20' 2-car garage per submitted drawings and siteplan.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30 P.M.

4. 19-5-22

153-157 E. First Ave.

Urbanorder Architecture (Applicant)/ Steve Hurtt (Owner)

Staff Recommended Application

- Rebuild all brick chimneys to match existing.
- Tuckpoint all walls as needed.
- Replace existing windows with new aluminum clad windows from Approved Window List.
- Expand three windows on rear elevation to original opening size.
- Replace non-original front door at 153 E. First (west side) to match original wood front door.
- Install new full-lite rear doors and transoms to match 157 E First (east side).
- Remove existing infill and install new full lite door and windows on existing arched side porch per submitted drawing.
- Repair and paint existing soffit, fascia, and related trim.
- Re-paint brick and stone lintels. Chimneys will not be painted.

5. 19-5-23

750 N. Fourth St.

Jeffrey New Day, LLC (Owner)

Staff Recommended Application

- Paint 22"H x 96"W "IRON WORKS" sign on south facing wall.
- Sign to be white wash with a "Black" 130-degree drop shadow.
- The sign will not be illuminated.

6. 19-5-24

189 Punta Aly.

Gunzelman Architecture & Interiors (Applicant)/ Mansell Investment Properties, LLC (Owner)

Staff Recommended Application

Variance Recommendation Request

- 3332.26, Side yard setback - reduce from 5.8' minimum required side yard to 3'. While 3' side yard setback is acceptable on a lot 40' wide or less, the single-family structure is 3-stories requiring a minimum of 1/6 the height of the structure. The height of the house is 35' therefore the minimum side yard setback is 5.8'.
- 3332.27, Rear yard area - reduce from 25% minimum required area to 18%.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M.
CONTINUED APPLICATIONS

7. 19-4-13b

750 N. High St. (Graduate Hotel)

Meyers & Associates Architects (Applicant)/ SNH Columbus Owner, LLC (Owner)

- Install 15' x 1'-6" "Poindexter Coffee" sign.
- Install 3'-6" x 4'-1" neon "Poindexter Coffee" blade sign.

The following is taken from the April 2019 IVC meeting minutes:

Continue Application 19-4-13b, 1178-1182 North High Street, to allow time for applicants to submit revised drawings for Poindexter Coffee signage, and direct Historic Preservation Office staff to place on the May 14, 2019 Italian Village Commission agenda for further review.

MOTION: Goodman/Fergus (5-0-0) CONTINUED

Commissioner Comments:

- *The three different signs appear to apply to three different entities.*
- *Consider better ways to integrate the signage with the architecture, such as stretching out the wall sign to fit the sign band.*
- *Could “lounge man” be a steel, profile cut projecting sign or window graphic?*

8. 19-4-13c

750 N. High St. (Graduate Hotel)

Meysers & Associates Architects (Applicant)/ SNH Columbus Owner, LLC (Owner)

- Install 12'-11¼" x 1'- 6 ¾" halo-lit letter “Shake Shack” sign.
- Install 1'- 6" x 1'- 4½" halo-lit “Burger Logo” sign.
- Install 1'- 6 ½" x 1'- 8" halo-lit “Burger Logo” sign.

The following is taken from the April 2019 IVC meeting minutes:

Continue Application 19-4-13c, 1178-1182 North High Street, to allow time for applicants to submit revised drawings for Shake Shack, and direct Historic Preservation Office staff to place on the May 14, 2019 Italian Village Commission agenda for further review.

MOTION: Goodman/Fergus (5-0-0) CONTINUED

Commissioner Comments:

- *Consider removing the “burger” from the wall sign and using the burger as a wall sign, or moving the “burger” to the south wall.*
- *There is a lot of signage clustered in one spot. Perhaps a blade sign could work better on the other side of the door.*
- *Being creative, while staying within the guidelines, is encouraged.*

9. 19-2-18

1056 Hamlet St.

Steve O'Brien (Owner)

- Construct new 2-story addition to side of house.
- Construct new 2-story carriage house in rear yard.

The following is taken from the February 2019 IVC meeting minutes:

Continue Application #19-2-18, 1056 Hamlet St., to allow applicant time to explore other design options:

MOTION: Cooke/Boyer (6-0-0) CONTINUED.

Commissioner Comments

- *The Commission commended the applicant for making changes to the setback and carriage house, based on the feedback provided at the last review, but noted that architectural drawings are needed, in order to provide more detailed/informed feedback.*
- *The Commission noted that the proposed change in roof pitch, over the addition, changes the character of the residence. The second floor plan may need to change, at the addition, in order to accommodate a more steep pitch (or a different roof type) that better aligns with the existing architecture.*
- *In response to the applicant's suggestion of a flat roof addition, the Commission opined that flat roof additions are more appropriate on the back of a structure (not visible from the street).*
- *A Commissioner noted that the porch roof should not overhang the house, as shown in the renderings.*

- *The Commission noted that the carriage house appears big and tall, in the renderings. The Commission recommended reworking the stairwell (e.g., swinging it around the side), in order to decrease the size of the structure and provide more symmetry.*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30 P.M.

NEW APPLICATIONS

10. 19-5-25

306 E. Fourth Ave.

Mode Architects (Applicant)/ Fairfax Homes, Inc. (Owner)

- Construct new 2-story, 2258-sqft home with 264-sqft attached garage.
- Construct new 264-sqft garage.

11. 19-5-26

963 Mt. Pleasant Ave.

New Avenue Architects (Applicant)/ Francesca Laborie & Thomas O'Farrell (Owners)

- Single-family residence was severely damaged by fire, which resulted in significant demolition of the second and third (attic) floors.
- The extent of this demolition required that the original, non-compliant stair to the 3rd floor be reconstructed to meet current residential code. This resulted in the need for a dormer on the south elevation to achieve the required head room clearance.
- Construct new dormer on south elevation in similar design to existing dormer located on front façade, and per submitted drawings.

12. 19-5-27

Multiple Addresses; Jeffrey Park Townhomes

Rob Harris (Applicant)/ Jeffrey New Day Home Owner's Association (Owner)

- Based on numerous 3rd floor awning requests, developer seeks to have three (3) pre-approved design alternatives to ensure that a uniform approach is maintained.
- The first two (2) awning designs have been approved by the HOA and IVC; a third option is proposed that has no vertical posts or anchoring. During the cold months of the year the awning can be retracted and have no visual frame.
- All colors for awnings would be required to coordinate with the brick and mortar colors.

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

13. 19-5-28

Jeffrey Park Phase VIII

Rob Harris (Applicant)/ Jeffrey Park New Day, LLC (Owner)

- Construct new five-story with 6th floor attic 300-unit apartment building with open landscaped courtyard.
- Design to have sloped roof and parapet to hide mechanicals.
- No EFIS or large metal panels will be used.
- The balconies have been greatly reduced and integrated in to the building.

CONCEPTUAL REVIEW

14. 19-5-29

Jeffrey Park Phase VI & VII, Central Park

Rob Harris (Applicant)/ Jeffrey Park New Day. LLC (Owner)

Conceptual Review

- New 2-acre central park, open on two sides and surrounded on two sides by 88 for-sale condominiums.
- The park will have a landscaped corridor surrounded by walk-up townhomes that flow to the 12-story mixed-use building (Phase IX).
- The 28 walk-up are broken into 7-units buildings.
- 60 boutique flats that are broken into five 12-unit flats served by elevators.
- All parking will be self-contained, with no surface parking.
- Harris Flats will have attached garages and a conditioned corridor with elevator access to serve the upper three floors, and integrated glass-railed terraces. No EFIS or large metal panels will be used.
- The Keats units will be 90% brick with stair tower accents being hardi-panel. No EFIS or large metal panels will be used. Each unit will have attached 2-car garages.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **19-5-1**

10-26 East Russell Street

John Ingwersen (Applicant)

Giannopoulos Properties, Ltd. (Owner)

Approve application #19-5-1, 10-26 East Russell Street, as submitted with any/all clarifications noted:

Install New Doors and Handrails

- Remove the nine (9) existing, non-original, 15-lite entry doors on the façade.
- Install new, custom-built, wood, three-quarter lite doors, per the submitted drawings.
- Existing lintels to remain.
- Install new, wrought-iron hand rails at the nine (9) front entry stoops, per the submitted drawings.

• **19-5-2**

1083 Say Avenue

Michael R. Heston (Applicant/Owner)

Approve application #19-5-2, 1083 Say Avenue, as submitted with any/all clarifications noted:

Remove Existing Sidewalks and Install New Sidewalks

- Remove the existing paver, service sidewalks in the front yard, and dispose of all debris in accordance with Columbus City Code.
- Install new, standard concrete sidewalks in the same location.
- All work to be in accordance with industry standards and all applicable City Building Codes.

• **19-5-3**

920 North High Street

Michelle Shannon/Sign Vision Co. Inc. (Applicant)

Emerald ECP Short North, LLC. (Owner)

Approve application #19-5-3, 920 North High Street, as submitted with any/all clarifications noted:

New Projecting Sign

- Install one (1) new, projecting sign on the façade, per the submitted rendering.
- Custom fabricated aluminum, round, double-faced, non-illuminated sign cabinet to be “Matte Black.”
- “DONATOS” letters and rim around cabinet to be acrylic push-thru.
- “1963” and “PIZZA” letters to be applied vinyl, per the submitted rendering.
- Sign bracket and mounting plate to be attached to existing masonry. Fasteners to be placed into mortar, not into the face of the brick.
- Sign to be illuminated by two (2) external light fixtures, per the submitted rendering.

• **19-5-4**

224 East First Avenue

DaNite Sign Co. (Applicant)

JDS Jeffrey Partners, LLC. (Owner)

Approve application #19-5-4, 224 East First Avenue, as submitted with any/all clarifications noted:

Ground Sign

- Install two (2) new ground signs at the southwest and southeast corners of the property, per the submitted renderings and site plan.
- Install new signs in same location as existing signs.
- New signs to include the name of the “The Jeffrey Mfg. Co. & Metal Works Apartments,” with digitally printed vinyl overlay. New aluminum faces to be fastened over existing faces.
- Overall height, including posts, to be six feet (6’).
- Posts, frame, and retainers to be painted “Black.”

- **19-5-5**

933 Hamlet St.

St. Joseph Montessori School (Applicant)/ Diocese of Columbus (Owner)

Approve application #19-5-5, 933 Hamlet St., as submitted with any/all clarifications noted:

- Installation of new 11'-7" x 7'-11" apiary per submitted siteplan and drawings.
- Apiary to be constructed of wood and can be painted in future.

- **19-5-6**

845 Summit St.

Hero Homes Solutions/Hammer Out Homes (Owner)

Approve Application #19-5-6, 845 Summit Street (South Lot), for renewal of expired COA #17-5-9 (Expired: May 8, 2018), exactly as previously approved, for a period of one (1) year.

Approve Application #17-5-9, 845 Summit Street (South Lot), as submitted, with all clarifications note:

New Construction

- Construct new, two-story, frame, single-family dwelling.
- Siding to be 5 ¼" exposure Hardiplank.
- Roof pitch to be 9/12 with asphalt shingles from approved list.
- Front porch roof to be standing-seam-metal.
- Front door to be 3/4 –lite, wood door with transom.

Demolition and New Garage Construction

- Construct new, two-car garage.
- Pedestrian door to be two-panel, half-lite.
- Overhead doors to be raised panel, steel doors.

MOTION: Lapp/Cooke (4-0-1) APPROVED [Goodman].

- **19-5-7**

849 Summit St.

Hero Homes Solutions/Hammer Out Homes (Owner)

Approve Application #19-5-7, 849 Summit St. (Existing Residence/North Lot), for renewal of expired COA #17-5-8 (Expired: May 8, 2018), exactly as previously approved, for a period of one (1) year.

Approve Application #17-5-8, 849 Summit Street (Existing Residence/North Lot), as submitted, with all clarifications noted:

Demolition

- Remove the existing, non-original, non-contributing carport and shed.

Renovation & Addition/House

- Construct new two-story addition.
- Restore, repair, or replace siding. Siding to be 5 ½" HardiPlank siding.
- Install new windows, as needed, per the Historic Preservation Office site visit. Install new window on the front elevation.

MOTION: Lapp/Cooke (4-0-1) APPROVED. [Goodman]

- **19-5-8**

843 Summit St.

Hero Homes Solutions/Hammer Out Homes (Owner)

Approve application #19-5-8, 843 Summit St., as submitted with any/all clarifications noted:

- Alter previously approved front door & rear door.
- New front door to be all-wood Rogue Valley Door "Traditional Series" #4118 half-lite door.
- New rear door to be steel Therma-Tru "Traditions" #TS118 full-lite.

- **19-5-9**

845 Summit St.

Hero Homes Solutions/Hammer Out Homes (Owner)

Approve application #19-5-9, 845 Summit St., as submitted with any/all clarifications noted:

- Alter previously approved front door & rear door.
- New front door to be all-wood Rogue Valley Door “Traditional Series” #4118 half-lite door.
- New rear door to be steel Therma-Tru “Traditions” #TS118 full-lite.

- **19-5-10**

849 Summit St.

Hero Homes Solutions/Hammer Out Homes (Owner)

Approve application #19-5-10, 849 Summit St., as submitted with any/all clarifications noted:

- Alter previously approved front door & rear door.
- New front door to be all-wood Rogue Valley Door “Traditional Series” #4118 half-lite door.
- New rear door to be steel Therma-Tru “Traditions” #TS118 full-lite.

- **19-5-11**

102 East Third Avenue

James V. Rozewski (Owner)

Approve application #19-5-11, 102 East Third Avenue, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all (asphalt shingles/shingle-over slate) on the (main roof/carriage house/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, 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 existing or new galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat roof at the rear of the 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.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Repair Box Gutters/Replace Ogee Gutters

- Examine all box gutters on the frame 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 all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system, as needed, with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Paint all wood to match existing "White."
- 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.

Repair/Replace Wood Siding

- Remove section of deteriorated wood siding on the west elevation, and install new, wood, drop siding, to match existing.
- Paint color to be "Falkland Blue," to match existing.

• **19-5-12**

854 Summit Street

Amiya Dey (Owner)

Approve application #19-5-12, 854 Summit Street, as submitted with any/all clarifications noted:

Front & Rear Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, 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, 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. Color to be Behr SC-125 "Stonehenge."
- Repair the front and rear porch columns, as needed, with like material of exact same dimension and profile as the existing, original, columns; like-for-like.
- Install new wood or fiberglass engaged column at the north end of the front porch to replace missing engaged column. New column to match the existing engaged column at the south end of the front porch in dimensions and profile. Cut sheet or drawing of new engaged column to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Repair all double-hung, wood windows, as needed, with new materials of exact same dimension and profile; like-for-like.
- Remove existing glazing, and install new double glazing, in accordance with industry standards.

- **19-5-13**

880 Hamlet Street

Logan Fitch (Applicant)

New Victorians 1, LLC. (Owner)

Approve application #19-5-13, 880 Hamlet Street, 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 on the brick building 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 for all wood trim, windows, storefront, and doors to be SW6258, "Tri-Corn Black."
- **Any previously unpainted, masonry (i.e., exterior brick walls, stone plinth, stone window sills/lintels, is to remain unpainted.**

- **19-5-14**

59-61 Hull Alley

Dianne Kiener (Owner)

Approve Application 18-5-14, 59-61 Hull Alley, for renewal of expired COA # 18-4-2 (Expired: March 23, 2019), exactly as previously approved, for a period of one (1) year.

- Repair box gutters as needed to match existing.

Repair Box Gutters

- Examine all box gutters 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.

- **19-5-15**

1146 North Fourth Street

Mike Maloof (Applicant/Owner)

Approve application #19-5-15, 1146 North Fourth Street, as submitted with any/all clarifications noted:

Exterior Painting

- Remove all non-original, inappropriate aluminum wrap from existing double-hung windows.
- 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 on the concrete block building 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 for all wood trim, windows, storefront, and doors to be SW6258, "Tri-Corn Black."
- **Any previously unpainted, masonry (i.e., exterior side and rear concrete block walls and stone water table, is to remain unpainted.**

Install New Basement Windows

- Remove all non-original, inappropriate concrete block infill from lower level windows.
- Install new, custom-made, wood, four-lite windows.

- Design of windows to be based on one remaining original window.
- New windows and trim to be painted “White.”

Replace Porch Ceiling

- Remove and dispose of existing front porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete. Finish color to be “White.”

Steps & landing / South Elevation

- Remove the existing, non-original wood ramp and railings on the south elevation of the building.
- Repair/patch the deteriorated, concrete steps and concrete landing, or remove entirely, as needed, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete steps and concrete landings in the same location and of the same dimensions.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Spot Tuck Point--(partial)

- Check all mortar joints on all elevations of the concrete block building for soundness. All sound mortar to remain in place.
- 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>).

Paint Removal / Previously Painted Masonry

- Using the most diluted solution possible, perform a patch test by chemically cleaning a two foot by two foot (2' x2') section of the painted façade wall or the painted front porch columns. Following the application of the approved cleaning solution, the entire area which has been treated is to be rinsed with water in accordance with the manufacturer’s recommendations. 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 lb/psi. (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>).
- If paint removal is not successful, the previously painted façade wall and front porch columns may be painted a color to match the natural concrete color as closely as possible.
- Paint color chip to be submitted to Historic Preservation Office staff for approval, prior to application of paint.

- **19-5-16**

275 East Greenwood Avenue

Gary Clark/House to Home Property Group (Applicant/Owner)

Approve application #19-5-16, 275 East Greenwood Avenue, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all (asphalt shingles/shingle-over slate) on the (main roof/carriage house/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, 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.

Repair/Replace Siding & Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements and wood siding, as needed. All replacement wood trim and wood siding to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house 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 to be submitted to Historic Preservation Office staff for approval.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing windows per City Staff site visit determination.
- Install new, 6-OVER-1, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Per submitted window brochure with selection from Approved Window List.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

- **19-5-17**

158 East Third Avenue

Pro Exterior by APCO (Applicant)

Jacob Siegmund (Owner)

Approve application #19-5-17, 158 East Third Avenue, as submitted with any/all clarifications noted:

Install New Windows (Full Frame Replacement)

- Replace the three (3) existing, non-original, one-over-one, double-hung sash windows on the façade, per the submitted photos.
- Remove the entire existing window to the studs/rough opening, (sashes, jambs, exterior sill and brick mold).

- Install a complete new window (sashes, jambs, and exterior sill and brick mold/Marvin frame expander), per the submitted specifications.
- New windows must be custom sized to fit the historic openings, without the installation of additional trim.
- Exterior color to be “Coconut Cream.”

- **19-5-18**

843 Hamlet St.

Outdoor Space Design (Applicant)/ Dan & Christie Crane (Owners)

Approve application #19-5-18, 843 Hamlet St., as submitted with any/all clarifications noted:

- Front yard: Re-work boxwood hedge and existing stone edge per submitted drawing.
- Rear yard: Install new bluestone patio and pathways. Replace existing fence with new 6’ cedar fence. Install new cedar pergola and cedar trellis per submitted landscaping plan and drawings.

- X. OLD BUSINESS**
- XI. NEW BUSINESS**
- XII. ADJOURNMENT**