

**HISTORIC RESOURCES COMMISSION
AGENDA
June 20, 2019
4:00 p.m.**

111 North Front Street, Room 204 (Hearing Room)

Applicants or their representatives must attend this hearing. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email zdjones@columbus.gov, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, July 11, 2019 – 111 North Front Street, 3rd Floor, Room 313
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, July 18, 2019 – 111 N. Front St., 2nd Floor, Room 204
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, May 16, 2019.
- VII. APPROVAL OF STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **19-6-7 (Not Required to Attend)**
686 Linwood Avenue
Steve Riggs, Housing Division, City of Columbus (Applicant)
• MOVED TO STAFF APPROVAL
Old Oaks Historic District
Regina Underdown (Owner)

CONTINUED APPLICATIONS

2. **19-5-14 (Not Required to Attend)**
806 Bryden Road
Nina Masseria (Applicant/Owner)
• MOVED TO STAFF APPROVAL
Bryden Road Historic District

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:05 P.M.

3. 19-5-5a (attending)

1606 Bryden Road

Bryden Road Historic District

Jamie Freise (Applicant/Owner)

This application was continued from the May 16, 2019 HRC hearing.

A retaining wall was installed without approval, ca. 2011-2012, by a previous owner.

An application, photos, and project description have been submitted.

Modify Existing Wall

- Remove the coping and two top courses of stone on the existing retaining wall.
- Reinstall coping.
- Plant creeping phlox, or other creeping plant, to drape over and screen the remaining wall.
- Remove all existing shrubs located between the retaining wall and the public sidewalk, and plant grass in same location.

COLUMBUS REGISTER NOMINATION

4. 19-6-8 (attending)

48 Parkwood Avenue

Judy Williams & Nathalie Wright/Historic Preservation Consultants (Applicant)

Reverend Otha Gilyard, President, Ohio Baptist General Association (Owner)

A Historic Commission Review Application, Columbus Register of Historic Properties Registration Form, and signed Owner Consent form have been submitted. At the request of the owner, this application is being submitted as an emergency, forgoing the thirty (30) day notice to the owner, as required by CC 3117.063.

- To Designate the Ohio Baptist General Association Headquarters (aka, Foley House, Ohio Baptist General Convention), 48 Parkwood Avenue, as Columbus Register Property # **78**, per C.C. 3117.06, 3117.061, and 3117.063.
- Architectural Classification: Second Renaissance Revival
- Historic Function: Residential/Office
- Date of Construction: 1904-05
- Period of Significance: 1954-1969
- Boundary: All of Parcel 010-014748-00
- Eligible under Criterion E: The property is closely and publicly identified with an event, or series of events, which has influenced the historical, architectural, or cultural development of the city, state, or nation.

NEW APPLICATIONS

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

5. 19-6-12 (attending)

84 Hamilton Park

Hamilton Park Historic District

Seth & Kristy White (Applicant/Owner)

An application, photos, and drawings have been submitted.

New Rear Porches

- Construct a two-story rear porches, per the submitted drawings.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:45 P.M.

6. **19-6-14** (*attending*) **Old Beechwold Historic District**
4872 Rustic Bridge Road
Robert Giesken (Applicant)/ Dianne & James Buskirk (Owners)
An application, photos, and drawings have been submitted. The two existing rear additions were approved in 1992 and 1997.
New Addition
- Construct a 140 square foot rear addition, per the submitted drawings.

CONCEPTUAL REVIEW

7. **19-6-15** (*attending*) **Old Oaks Historic District**
683 Linwood Avenue
Jennifer Mutrux and Daniel Linden (Owners)
- Replace all deteriorated existing aluminum fascia with matching material in the same profile as the existing fascia.
 - Repair deteriorated white vinyl soffits and paint to match existing trim work.
 - Remove existing damaged/deteriorated plywood and glass basement windows. Install new plywood with ultra-low texture hardy plank fronts or glass pane windows.
 - If board: Paint hardy board/plywood dark gray.
 - If windows: cut sheets to be provided to the Commission for approval.
 - Remove second story addition on house's rear (west elevation) and reroof first story with black EPDM at 12/2 pitch.
 - Frame previous plastered interior wall and apply ultra-low texture hardy plank to be painted to match existing siding.
 - Install metal door for access to the first story roof and a wood railing on the perimeter.
 - Repair original first story room on rear (west elevation).
 - Repair and tuck-point brick
 - Replace broken concrete header over back door with arched concrete to match surrounding windows.
 - Replace existing exterior door with standard glass exterior door.
 - Remove non-original concrete patio at southwest corner of house. Fill with dirt level to the surrounding area.
 - Remove existing concrete pad at northwest corner of house.
 - Paint exterior side of back door black and remove paint on the exterior brick.
 - Add security storm door to side basement access door.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:15 P.M.

8. **19-6-16** **Old Oaks Historic District**
664 Oakwood Avenue
Michael Hayes (Applicant)/ Greenstone Dwellings, LLC (Owner)
An application, photos, and drawings have been submitted.
Concept Review
- Construct new front and rear porches, per submitted drawings.
 - New siding on front elevation. Existing shingles in gable end to remain.
 - Repair and replace existing siding on side and rear elevations, as needed.
 - New windows and doors, per submitted drawings.
 - Construct new two-car garage at rear of property with access off of Walton Avenue (alley), per submitted drawings.

9. 19-6-17

Iuka Ravine Historic District

353 Northwood Ave. (Northwood Park HD)

Rhythm Architecture (Applicant)/ John & Doreen Sauer (Owners)

An application, drawings, and photos have been submitted.

New Rear Addition

- Construct new rear addition to create a 2-unit building.
- The existing residence is to be Unit A and the new addition is to be Unit B.
- Expansion of existing parking area to have 6 stacked parking spaces.
- The existing building will be refinished as a part of the project (roofing, trim, windows).

STAFF APPROVALS

• 19-6-1

305 Chittenden Avenue

New Indianola Historic District

Domain Building Concepts, LLC (Applicant)

Spruce Bough Homes, LLC (Owner)

Approve Application 19-6-1, 305 Chittenden Avenue, New Indianola Historic District, as submitted with any/all clarifications noted:

Install New Doors

- Remove the two (2) existing, fire damaged doors (one on front and one on rear elevation) on the southernmost unit of the multi-family building, per the submitted photos.
- Install new Masonite Belleville, 2-panel, square-top, smooth, fiberglass door on the front elevation and new Masonite Belleville, 4-panel, New England, smooth door on the rear elevation, per the submitted product cut sheets, to match doors on other units of the multi-family building. New doors to fit existing openings.

Install New Windows

- Remove the nine (9) existing, fire damaged windows on the west and north elevations, per the submitted photos.
- Install new Weathershield Premium Series, aluminum-clad wood, one-over-one, double-hung sash windows in same locations, to fit the existing opening.
- Color to be “Desert Tan.”

Note: Fiberglass doors are approved on the front elevation at this specific address based on a previous Denial and Rehearing in 2003.

• 19-6-2

146 East Frambes Avenue

Indianola Forest Historic District

Robert E. Fletcher (Applicant/Owner)

Approve Application 19-6-2, 146 East Frambes Avenue, Indianola Forest Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and porch roof of the 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

CertainTeed

Carriage House (dimensional)

Stonegate Gray

GAF

Slateline (dimensional)

English Gray Slate

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.

• **19-6-3**

734 Wilson Avenue

Joshua Kramer (Applicant)

Old Oaks Historic District

Heather Rottenberg-Kramer (Owner)

Approve Application 19-6-3, 734 Wilson Avenue, for renewal of expired COA # 18-6-1 (Expired: May 15, 2019), exactly as previously approved, for a period of one (1) year.

Demolish Garage

- Due to the existing deteriorated conditions of the structural elements on all elevations, and as per the January 16, 2014 H. R. C. regular meeting approval, demolish existing frame garage.
- Garage demolition is to be performed only after submittal of current interior and exterior photos with accurate measurements and building footprint to the Historic Preservation Office staff for inclusion in the permanent property record.
- Remove existing trees near the garage.
- Dispose of any/all debris per Columbus City Code.
- **The Applicant is directed to submit the measured drawing(s) of the new garage to the Historic Preservation Officer for placement on the Historic Resources Commission meeting agenda within six (6) months from today’s date (i. e. October 19, 2017).** (Rcd. and approved – see COA#18-5-6/May 17, 2018).

MOTION: Clark/Morgan (5-0-0) APPROVED

Repair/Replace Windows

- Examine all windows and repair where possible in accordance with preservation standards and H. R. C. guidelines; like-for-like.
- Where original windows are missing or determined to be beyond repair in consultation with the Historic Preservation Officer, install new wood windows of the same dimension and profile as the original windows; like-for-like.
- Applicant to provide the window repair/replacement schedule to the Historic Preservation Officer for review and approval prior to beginning window work. (Rcd. and approved by HPO staff, April 5, 2019).

Reroof Complete

- Remove all asphalt shingles on the 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 3-tab 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>
CertainTeed	Carriage House (dimensional)	Stonegate Gray
GAF	Slateline (dimensional)	English Gray Slate Weathered Slate
Certain Teed	(standard 3-tab)	Nickel Gray
GAF	Royal Sovereign (standard 3-tab)	Nickel Gray
Celotex	(standard 3-tab)	Heritage Gray Slate Gray
Owens Corning	(standard 3-tab)	Estate Gray
Tamko	(standard 3-tab)	Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs. Metal ridge roll to run the complete length of all roof ridges (i.e. flush with the eave/soffit fascia) and painted “Tinner's Red” or “gray” to match the new shingle color as closely as possible.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “gray” to match the new shingle color as closely as possible.

Replace Front Door & Sidelites

- New front door to be wood and style to be submitted to the Historic Preservation Officer for review and approval prior to installation.

Install New Side and Entry Doors

- New side and rear entry door style and material to be submitted to the Historic Preservation Officer for review and approval prior to installation. (Rcd. and approved by HPO staff, May 25, 2019).

Repair Front & Rear Brick Walls

- Make any/all necessary structural repairs to the existing brick walls per industry standards, all applicable City Building Codes, and Historic Resources Commission Guidelines

Tuckpoint

- Check all mortar joints on all elevations 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 brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. 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. (Refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings”).

Install New Mailbox

- New mailbox cut sheet to be submitted to the Historic Preservation Officer for review and approval prior to installation.

MOTION: Morgan/Henry (5-0-0) APPROVED

• **19-6-4**

333 West Broad Street

Mays Consulting & Evaluation Services, Inc. (Applicant)

Individual Listing/Central High School

City of Columbus (Owner)

Approve Application 19-6-4, 333 West Broad Street, Individual Listing/Central High School, as submitted with any/all clarifications noted:

Install New Membrane Roof

- Remove any existing membrane roofing systems, as needed, per the submitted drawings.
- Install new membrane roofing systems, per the submitted drawings, including the original Central High School roof.
- All work to be completed per the submitted drawings.

- **19-6-5**

1233 East Main Street**Stephanie Hayward/Columbus Architectural Studio (Applicant)****Individual Listing/The Clifton****Danielle Rohrbach (Owner)**

Approve Application 19-6-5, 1233 East Main Street, Individual Listing/The Clifton, as submitted with any/all clarifications noted:

Spot Tuck Point

- Clean all unpainted masonry in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip.
- Check all mortar joints on all elevations of the two-story, brick 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>).

Install New Sidewalks

- Install new concrete sidewalks in rear of building, extending from the three rear entrances to the parking area, per the submitted site plan.

Parking Area

- Remove existing, broken concrete parking area, and install new, asphalt paved parking area at rear of property, per the submitted site plan.
- Parking area to include eight (8) marked parking spaces and bike rack, per the submitted drawings.
- Install new, four-foot high (4'H) aluminum fence along the east and west sides of the parking area, per the submitted site plan. Cut sheet for fence to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Install landscaping and screening for waste receptacles, per the submitted site plan. Details of landscaping and screening to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

- **19-6-6**

1831 Bryden Road**Michael Amerine (Applicant)****Bryden Road Historic District****Michael Amerine & Alison Lockett (Owners)**

Approve Application 19-6-6, 1831 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 necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the brick 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. Trim and accent paint colors to be SW7744 "Zeus," and SW7048 "Urbane Bronze," per the submitted photos and paint color chips.
- **Any previously unpainted, masonry (i.e., brick exterior walls and foundation and stone lintels), is to remain unpainted.**

• **19-6-9**

730 South Champion Avenue

Old Oaks Historic District

Upward Home Solutions (Applicant/Owners)

Approve Application 19-6-9, 730 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Install New Front Door

- Remove the existing, non-original, non-contributing front entrance door.
- Install a new, Steve & Sons, “Savannah,” mahogany door with Chestnut finish, per the submitted product cut sheet.

• **19-6-10**

738-742 Bedford Avenue

Old Oaks Historic District

Golden Lion Investments, LLC. (Applicant/Owner)

Approve Application 19-6-10, 738-742 Bedford 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 necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the brick 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 colors to be: Trim – Behr “Cracked Pepper;” Wooden inset panels – Behr “Clary Sage.”
- **Any previously unpainted, masonry (i.e., brick exterior walls, stone window sills) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **19-6-11**

734 South Champion Avenue

Old Oaks Historic District

Randy Youmans (Applicant/Owner)

Approve Application 19-6-11, 734 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Modify Garage

- Modify the existing, non-historic garage (see COA#17-11-13/November 8, 2017) with the following changes:
- Create a new window opening on the east elevation of the garage, per the submitted rendering.
- Install one (1) new, two-over-one, double-hung sash window. Window to be Weathershield Premium Series, aluminum-clad wood; color to be “White.”
- Remove existing vinyl siding, and install new, LP Smartside, engineered siding.
- Siding to be Dutch/drop style with 4” reveal or lap style with 4-5” reveal. Color to be “Knight’s Armor.”

• **19-6-13**

1815 Bryden Road

Erica & Michael Culler (Owners)

Approve Application 19-6-13, 1815 Bryden Road, as submitted, with the following clarifications:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main 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, and per submitted paint color chips: HGSW 4037 “Monogramme” (window casings, window trim, and wood trim); HGSW 3497 “Useful Gray” (previously painted stone lintels, caps, and water table); HGSW 3496 “Woodsmoke” (stucco panels on gable ends and shed dormers).
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint. HGSW 3497 “Useful Gray” approved for previously painted stone lintels, caps, and water table, per submitted photos.

• **19-6-7**

686 Linwood Avenue

Old Oaks Historic District

Steve Riggs, Housing Division, City of Columbus (Applicant)

Regina Underdown (Owner)

Approve Application 19-6-7, 686 Linwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Remove Slate and Install New Asphalt Shingle Roof

- Remove all slate on the main roof and dormer of the 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.

Repair Box Gutters

- Examine all box gutters on the house and make any repairs and/or replace the existing box gutter system on all

elevations with new materials of appropriate dimension and profile.

- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer’s specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Install New Concrete Sidewalk and Steps

- Remove the deteriorated, concrete front service steps and sidewalk, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete steps and sidewalk in the same location and of the same dimensions.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Install new, iron hand rails at service steps. Cut sheet for hand rails to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

Install New Door

- Remove the existing, rear entrance door and install a new, four-panel, steel door. Cut sheet for new door to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- “Repointing Mortar in Historic Masonry Buildings” <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

• **19-5-14**

806 Bryden Road

Bryden Road Historic District

Nina Masseria (Applicant/Owner)

Approve Application 19-5-14, 806 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Remove Slate and Install New Asphalt Shingle Roof

- Remove and retain existing terra cotta ridge caps on main roof, porch roof, and dormers.
- Remove all slate on the main roof, porch roof, and dormers 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:
CertainTeed Carriage House (dimensional) Stonegate Gray
- Reinstall terra cotta ridge caps on main roof, porch roof, and dormers.
- 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 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.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURN