

HISTORIC RESOURCES COMMISSION MINUTES

Thursday, May 16, 2019
4:00 p.m.

111 N. Front Street, Room 204

Commissioners Present: Jackie Barton, Steward Gibboney, Clyde Henry (Chairperson), Joseph McCabe (arrived 4:10 pm/Staff Approvals), Dan Morgan, Erin Prosser (arrived 4:32 pm/Agenda Item #9)

Commissioners Absent:

City Staff Present: Connie Torbeck, Kimberly Barnard

- I. CALL TO ORDER – 4:05 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, June 13, 2019 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 313
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, June 20, 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, April 18, 2018.
MOTION: Gibboney/Morgan (6-0-0) APPROVED (motion made following Old Business)
- 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: Morgan/Barton (5-0-0) APPROVED
- VIII. PUBLIC FORUM
 - **Start Time for Historic Resources Commission Hearings Changed to 4:00 p.m.**
HRC hearing start time is now permanently changed from 6:00 p.m. to 4:00 p.m.
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **19-5-9**
160 West Royal Forest Blvd.
Mae Fence (Applicant)
• MOVED TO STAFF APPROVAL
Old Beechwold Historic District
Mia Okinaga (Owner)
2. **19-5-10**
209 West Beechwold Blvd.
Mark A. Schieber/Landscape Architect (Applicant)
• MOVED TO STAFF APPROVAL
Old Beechwold Historic District
Violet Meek (Owner)



CONTINUED APPLICATIONS

3. 19-4-10

671 Wilson Avenue

Zachary Borchers (Applicant)

- APPLICATION WITHDRAWN BY APPLICANT

Old Oaks Historic District

Gabriel Shelton (Owner)

NEW APPLICATIONS

4. 19-5-11

1251 Bryden Road

Aaron Saez /Central Community House (Applicant)

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 19-5-11, 1251 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications, as noted:

Modify Previous Approval

- Eliminate the metal spiral staircase, as previously approved.
- Install a new, exterior, metal, fire escape on the rear elevation, per the submitted drawings, Option 1.

Note: Application #19-5-11 modifies COA#17-12-3a/b for an exterior, rear, metal spiral staircase

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

Bryden Road Historic District

Central Community House (Owner)

5. 19-5-12

766-768 Bedford Avenue

Tim Dye (Applicant/Owner)

- MOVED TO STAFF APPROVAL

Old Oaks Historic District

6. 19-5-13

12 West Jeffrey Place

J.F. Bakers Sons (Applicant)

- MOVED TO STAFF APPROVAL

Old Beechwold Historic District

Denise Jacobs (Owner)

7. 19-5-14

806 Bryden Road

Nina Masseria (Applicant/Owner)

Following presentation of the staff report, a motion was made, vote taken, and results recorded, as indicated.

In the absence of, and at the request of the Applicant, continue Application #19-5-14, 806 Bryden Road, Bryden Road Historic District, for removal of slate and installation of new asphalt roof, and direct Historic Preservation Office staff to place on the June 20, 2019 Historic Resources Commission agenda.

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

Bryden Road Historic District

8. 19-5-15

420 East Nineteenth Avenue

Individual Listing/Indianola Middle School

The Ohio State University (Applicant/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 19-5-15, 420 East Nineteenth Avenue, Individual Listing/Indianola Middle School, as submitted, with all clarifications, as noted:

Landscape Clean-up and Maintenance

- Remove and prune dead and overgrown trees and remove brush, per the submitted specifications and landscape site plan #1 and #2.
- Remove brush, trees, shrubs, and vines growing in fence lines, per the submitted specifications and landscape site plan #2.

Temporary Intrusion Protection

- Install ¾" Marine Grade Plywood over 1st floor door/window openings.
- Install Plastic over 2nd floor openings.
- Install 8' High chain link fencing around building only.

Roofing / Temporary Water Intrusion Protection

- Remove existing gravel and cover remaining exposed EPDM sheet and roofs below with 50 mil TPO roof sheet.
- Clear all roofs of debris to insure proper function of drainage systems.
- Repair/reinstall existing slate, and replace missing slate tiles with non-matching slate tiles.
- Reinstall existing ridge cap and replace damaged or missing ridge cap with non-ornate ridge closures.

Chimney Stabilization

- Install new temporary cement base mortar into all open cracks, voids, holes on the exterior veneer.
- Install temporary structural steel on the side areas, to provide lateral support of the face veneer.

Graffiti Removal

- Use chemical methods to remove extensive existing graffiti from masonry walls.

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

Commissioner Prosser arrived 4:32 p.m., for review of Agenda Item #9.

9. 19-5-6a

501 Park Street

North Market Historic District

Wayne B. Charles/Mngr. 501 Park Street LLC. (Applicant)

501 Park Street LLC. (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 19-5-6a, 501 Park Street, North Market Historic District, as modified, with all clarifications, as noted:

Rebuild Chimneys

- Deconstruct seven (7) non-functioning chimneys (noted as #1, 2, 3, 4, 6, 7, and 8 on roof plan) along the north and south rooflines of the brick commercial building to a point where solid and stable.
- Rebuild chimneys to existing height, like-for-like.
- Deconstruct chimney # 9, and rebuild to a height consistent with chimneys #1, 2, 3, 4, 6, 7, and 8. Retain brick from chimney #9 to repair chimneys #1, 2, 3, 4, 6, 7, and 8, as needed.
- Remove all flue stacks.
- New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Color of mortar to match existing.
- Install solid limestone caps on all chimneys. All limestone chimney caps to have a consistent overhang. Details of chimney cap material and overhang to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

- Chimney #5, at the center of the roof, may be reduced significantly in height and capped. Capping material for chimney #5 to be submitted to Historic Preservation Office staff for review and approval, prior to installation.
- All flashing fasteners to be placed into mortar, not into the face of the brick.

MOTION: Gibboney/Morgan (6-0-0) APPROVED

10. 19-5-5a

1606 Bryden Road

Bryden Road Historic District

Jamie Freise (Applicant/Owner)

Following presentation of the staff report and presentation by the Applicant, comments were offered, a motion was made, vote taken, and results recorded, as indicated.

At the request of the Applicant, continue Application #19-5-5a, 1606 Bryden Road, Bryden Road Historic District, for installation of a new retaining wall, and direct Historic Preservation Office staff to place on the May 16, 2019 Historic Resources Commission agenda.

Commissioner Comments:

Commissioner Prosser:

- It could be helpful to remove the existing bushes in front of the wall and return that area to turf, because that turf is characteristic of Bryden Road.
- If the historic grade is preserved and landscaping added it may be possible to modify the wall in an appropriate way, based on the precedence of a similar historic wall on Bryden.

Commissioner Barton:

- There may be a way to modify this wall to be consistent with a similar, nearby, contributing element of the environment. Key to that would be landscaping to grow over the wall.

Commissioner Gibboney:

- Whether the wall was installed by a previous owner, or not, it is not something the Commission would generally allow. The wall is inappropriate, and needs to be taken down.
- The profiles of the adjacent lawns along the street are consistent except this property.

Commissioner McCabe:

- There is a lot of variation in regard to how front lawns are treated and maintained along Bryden Road.

Commissioner Henry:

- The existing bushes are ill-fitted for the property. Is there an appropriate alternative to removal of the wall, such as if the slope was restored up to the wall and the wall was reduced, with no more than 12" of the wall exposed, making it easy to landscape over? Perhaps matching the surface to the foundation of the house.

MOTION: Gibboney/Morgan (6-0-0) CONTINUED

CONCEPTUAL REVIEW

11. 19-5-16

602 East Town Street

East Town Street Historic District

David Blair/Shremshock Architects (Applicant)

Joe Collins Property LLC. (Owner)

Demolition

- Demolish the existing carriage house at the rear of the property.

Addition/New Construction

- Retain the east-west oriented, two-story section of the existing, brick apartment building, as is.
- Add two additional stories to the rear, north-south oriented section of the apartment building.
- Build new, four-story addition at the rear of the existing apartment building.
- Basement level parking to include 28 spaces.
- Surface parking to include 17 spaces.
- New addition to include a total of 54 units, including efficiencies, one-bedroom, and two-bedrooms.

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

Commissioner Comments

Commissioner McCabe:

- Could the entire fourth floor be removed? It creeps toward Town Street too much, as a solid mass.
- Would be helpful to include photos of surrounding buildings, or a siteline study, in the presentation packet.
- Could not support the currently proposed massing.
- Will need to understand the pedestrian experience in relation to this building.
- Is okay with the proposal for the “carriage house.”

Commissioner Barton:

- There is an area of blank wall rising behind the original apartment building, facing onto Town Street. It pops out visually on the most prominent elevation.
- Consider what should be done with that space, looking at it from a variety of angles.

Commissioner Prosser:

- Not sure if I could ever get comfortable with four stories here given its surroundings.
- Neighboring properties, such as the Kelton House, need to be taken into consideration.

Commissioner Gibboney:

- Would really like to see the building reduced in height.

Commissioner Morgan:

- Referred back to his comments from the February 21, 2019 HRC hearing (*see p. 5-6 of May 16, 2019 agenda*).
- The mass is too big.
- It may have sensitivity to the buildings adjacent to it, but there is no relationship to the existing building.
- A new addition does not have to mimic the existing building, but adding a large, four-story rectangle to the site to maximize the economy is not appropriate.

NO ACTION TAKEN

STAFF APPROVALS

• **19-5-1**

333 West Broad Street

Larry Lab/Morrison Signs (Applicant)

Central High School/Individual Listing

COSI/Chris Hurubise (Owner)

Approve Application 19-5-1, Central High School/Individual Listing, as submitted with any/all clarifications noted:

Install New Banners

- Remove the existing, 16' High x 8' Wide, digitally printed banners, located between the four, stone columns on the east elevation of the building.
- Install new, 16' High x 8' Wide, digitally printed banners in the same location, utilizing the existing bracketing system, per the submitted renderings.

Note: Banners at this location were originally approved by the Historic Resources Commission on February 16, 2017. COA #19-5-1 approves a change of design only from the previously approved banners of the same size and in the same location.

• **19-5-2**

44 West Jeffrey Place

Robert A. Croce Jr./Overlord Construction (Applicant)

Old Beechwold Historic District

Paul & Debra Heimann (Owner)

Approve Application 19-5-2, 44 West Jeffrey Place, Old Beechwold Historic District, as submitted with any/all clarifications noted:

Install New Rubber Roof / Garage

- Remove any/all existing rolled roofing on the flat garage 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 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.
- Flash new roofing up to the existing clay roofing tiles, per the submitted photos.

• **19-5-3**

1847 Bryden Road

Matt Lutz (Applicant/Owner)

Bryden Road Historic District

Approve Application 19-5-3, 1847 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Install New Rubber Roof / Rear Porch

- Remove any/all existing metal roofing on the flat, rear porch 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 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.
- Repair and re-attach or replace existing, damaged fascia and gutters with new materials, to match existing, in-like-kind.

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof of the house with new or used slate of the same color and profile, and in accordance with all applicable City Code and industry standards.
- Replace any/all damaged metal flashing on all existing chimneys.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the front porch, 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.”

• **19-5-4**

580 East Rich Street

East Town Street Historic District

Benjamin M. Babeaux (Applicant/Owner)

Approve Application 19-5-4, 580 East Rich Street, East Town Street Historic District, as submitted with any/all clarifications noted:

Install New Siding

- Remove all existing, non-original, diagonal wood siding on the front and side gables, turret, and shed dormer, per the submitted photos.
- Install new, straight edge HardieShingle siding in same locations, per the submitted product cut sheet.
- Replace any deteriorated wood trim with new wood trim of appropriate dimensions. Trim color to be “White.”
- HardieShingle color to be “Artic White.”

• **19-5-5b**

1606 Bryden Road

Bryden Road Historic District

Jamie Freise (Applicant/Owner)

Application #19-5-5 has been divided into item ‘a’ for Historic Resources Commission review under New Applications (see above), and item ‘b’ for Staff Approval under Staff Approved items.

Approve Application 19-5-5b, 1606 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, front porch 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 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.
- **19-5-6b**
501 Park Street **North Market Historic District**
Wayne B. Charles/Mngr. 501 Park Street LLC. (Applicant) **501 Park Street LLC. (Owner)**
Application #19-5-6 has been divided into item ‘a’ for Historic Resources Commission review under New Applications (see above), and item ‘b’ for Staff Approval under Staff Approved items.
Approve Application 19-5-5b, 501 Park Street, North Market Historic District, as submitted with any/all clarifications noted:
Power Wash
 - 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. (Refer to Preservation Brief 1- “Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings,” <https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>).Spot Tuck Point
 - Check all mortar joints on all elevations of the brick commercial 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".
 - Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
 - 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>).Exterior Painting
 - Repair and/or replace all damaged, deteriorated, and missing wood trim elements around all doors and windows, and on the façade cornice, 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 commercial 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
 - **Any previously unpainted, masonry (i.e., brick exterior walls, stone storefront, stone window/door sills and lintels, stone plinth, is to remain unpainted.**

- **19-5-7**
57 Jefferson Avenue **Jefferson Avenue Historic District**
Susan Keeny/Columbus Landmarks (Applicant) **Jefferson Avenue Center (Owner)**
Approve Application 19-5-7, 57 Jefferson Avenue, Jefferson Avenue Historic District, as submitted with any/all clarifications noted:
Repair Windows
 - Examine the five (5), existing, wood, one-over-one, double-hung sash windows on the first floor, per the submitted photos.
 - Make all necessary repairs, including weight, ropes, and locks, to insure proper operation of upper and lower sashes.
 - Any/all new materials to be of exact same dimension and profile; like-for-like.

- **19-5-8**
333 West Broad Street **Central High School/Individual Listing**
Larry Lab/Morrison Signs (Applicant) **COSI/Chris Hurubise (Owner)**
Approve Application 19-5-8, 333 W. Broad Street, Central High School/Individual Listing, as submitted with any/all clarifications noted:
Install New Banners
 - Remove the existing, 16' High x 8' Wide, digitally printed Science Festival banners, located between the four, stone columns on the east elevation of the building.
 - Install new, 16' High x 8' Wide, digitally printed "Mythic Creatures" banners in the same location, utilizing the existing bracketing system, per the submitted renderings.

Note: Banners at this location were originally approved by the Historic Resources Commission on February 16, 2017. COA #19-5-8 approves a change of design only from the previously approved banners of the same size and in the same location.

- **19-5-9**
160 West Royal Forest Blvd. **Old Beechwold Historic District**
Mae Fence (Applicant) **Mia Okinaga (Owner)**
Approve Application 19-5-9, 160 West Royal Forest, Old Beechwold Historic District, as submitted with any/all clarifications noted:
Install New Fence
 - Install two (2) sections of new fence, and two (2) gates, per the submitted site plan.
 - Fence to be four-foot high (4' H), wood, pickets with straight top, spaced at 2".
 - 4 x 4 posts to have beveled metal caps.

- **19-5-10**
209 West Beechwold Blvd. **Old Beechwold Historic District**
Mark A. Schieber/Landscape Architect (Applicant) **Violet Meek (Owner)**
Approve Application 19-5-10, 209 West Beechwold Blvd., Old Beechwold Historic District, as submitted with any/all clarifications noted:
Landscape/Hardscape
 - Remove existing concrete, front entrance stoop, per the submitted photos.
 - Install new buff wash concrete step and landing, per the submitted plan.
 - Install new, bluestone walkway in front of house, with cut stone steps, per the submitted plan.
 - Install limestone screening driveway with Brassfield fines.
 - Install new, limestone screening walking path, per the submitted plan.
 - Install new plantings, per the submitted plan.

• **19-5-12**

766-768 Bedford Avenue

Old Oaks Historic District

Tim Dye (Applicant/Owner)

Approve Application 19-5-12, 766-768 Bedford Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Build New Garage

- Construct a new, detached, two-car garage on concrete slab, per the submitted drawings.
- Frame garage to measure 34' wide x 24' deep.
- Two (2) 9x7, insulated metal, overhead doors on east elevation to be Clopay Windcode Gallery II, Short panel.
- Exterior cladding to be horizontal, "Gray," vinyl siding with wood, 1x4 corner boards; 1x4 trim along sides of overhead doors and 1x6 above doors; 1x10 header; 1x8 fascia boards.
- Gables to be clad with vinyl fish scale siding, per the submitted product cut sheet.
- One, three-over-one, double-hung sash on the south elevation and on the north elevation, to be Marvin Integrity Wood Ultrex Traditional windows.
- Roofing to be asphalt shingles from the approved roofing shingles list.

• **19-5-13**

12 West Jeffrey Place

Old Beechwold Historic District

J.F. Bakers Sons (Applicant)

Denise Jacobs (Owner)

Approve Application 19-5-13, 12 West Jeffrey Place, Old Beechwold Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the house, the garage, and the shed, down to the sheathing, per the submitted photos. 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 Certain Teed, Landmark, asphalt shingles. Color to be "Burnt Sienna."
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted to match shingle color.
- Upon completion, all metal valleys and flashing are to be painted to match shingle color.
- 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.

Note: The Certain Teed Landmark "Burnt Sienna" shingle is approved at this specific location based on documentation by the owners that the original roofing was cedar shakes.

X. OLD BUSINESS

• 19-5-17

973 East Broad Street

Laurie Gunzelman/Architect (Applicant)

18th & E. Broad Street Historic District

Broad Street Living, LLC (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 19-5-17, 973 East Broad Street, 18th & E. Broad Street Historic District, as modified, with all clarifications, as noted:

Modify Previous Approval / Rear Elevation Infill

- In the location where a one-story addition was previously approved for demolition, clean any/all existing debris from first story, rear elevation of the two-story brick house.
- Retain all usable buff brick for reuse as infill.
- Remaining area to be infilled with new, compatible brick to match the existing rear elevation brick in color, size, and texture, as closely as possible.
- Mortar color and profile to match existing rear elevation.
- A drawing of the rear elevation, and a sample of the new brick to be submitted to, and checked on site by Historic Preservation Office staff for compatibility, prior to issuance of a Certificate of Appropriateness.

Note: COA# 19-5-17 modifies COA# 18-4-8 (May 17, 2018) and COA# 18-12-1 (November 9, 2018).

MOTION: McCabe/Giboney (6-0-0) APPROVED

XI. NEW BUSINESS

XII. ADJOURN

MOTION: Morgan/Barton (6-0-0) ADJOURNED (6:50 pm)