

HISTORIC RESOURCES COMMISSION MINUTES

Thursday, June 20, 2019
4:00 p.m.

111 N. Front Street, Room 204

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

Commissioners Absent: Steward Gibboney, Dan Morgan

City Staff Present: Connie Torbeck

- I. CALL TO ORDER – 4:06 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, July 11, 2019 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 313
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, July 18, 2019 – 111 N. Front Street (Michael B. Coleman Government Center); Room 204 (Hearing Room)
- IV. SWEAR IN OF STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES, Thursday, May 16, 2018.
MOTION: McCabe/Prosser (4-0-0) APPROVED
- VII. STAFF APPROVALS – The Historic Resources Commission hereby accepts all Staff Approved items, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Prosser/Barton (4-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 19-6-7
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
806 Bryden Road
Nina Masseria (Applicant/Owner)
• MOVED TO STAFF APPROVAL
Bryden Road Historic District



3. 19-5-5a

1606 Bryden Road

Bryden Road Historic District

Jamie Freise (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 19-5-5a, 1606 Bryden Road, Bryden Road Historic District, as modified, with all clarifications, as noted:

Modify Existing Wall

- Remove the coping and two-to-three courses of stone on the existing retaining wall. Sufficient number of courses to be removed to be at a uniform level with the first landing of the concrete steps (fifth step) after the coping has been reinstalled.
- 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.
- Regrade front yard to achieve a consistent slope with the neighboring yard to the east.
- English Ivy, or similar, to be planted on the west slope of the front yard, adjacent to the alley.

Note: Approval is based on the historic precedent of an existing historic retaining wall on Bryden Road. The siting of the retaining wall at 1606 Bryden Road (half way up the sloped front lawn) is similar to an existing historic retaining wall at 1406 Bryden Road. Based on comparison with the historic wall, lowering the height of the retaining wall at 1606 Bryden Road, screening it with a creeping plant, and restoring the slope of the front lawn can make it compatible to the subject building as well as to adjacent contributing properties, per 3116.13(A).

MOTION: McCabe/ Barton (4-0-0) APPROVED

COLUMBUS REGISTER NOMINATION

4. 19-6-8

48 Parkwood Avenue

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

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

Following presentation of the staff report, presentation by Judy Williams/Historic Preservation Consultant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Recommend that the building at 48 Parkwood Avenue, Ohio Baptist General Association Headquarters (aka, Foley House, Ohio Baptist General Convention), be designated as Individual Listing #78 on the Columbus Register of Historic Properties under Columbus Register Criterion E:

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."

MOTION: Prosser/McCabe (4-0-0) Recommend Approval

NEW APPLICATIONS

5. 19-6-12

84 Hamilton Park

Hamilton Park Historic District

Seth & Kristy White (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 19-6-12, 84 Hamilton Park, Hamilton Park Historic District, as modified, with all clarifications, as noted:

New Rear Porch with Upper Deck

- Remove the existing concrete steps from the non-original, non-contributing, concrete block foundation and deck.
- Construct a new, one-story rear porch with upper deck, utilizing the existing concrete foundation and deck.
- Posts/columns and balustrade to be porch-like in design and materials rather than deck-like.
- Build new, wood steps, with closed risers. Hand rail design to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Revised, measured drawings to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

Note: Because the original design of the rear porch is unknown, construction of a new, contemporary and sympathetic rear porch and upper deck is appropriate based on physical evidence, per C.C. 3116.11(9 &10).

MOTION: Prosser/Barton (4-0-0) APPROVED

6. 19-6-14

Old Beechwold Historic District

4872 Rustic Bridge Road

Robert Giesken (Applicant)/ Dianne & James Buskirk (Owners)

New Addition

- Construct a 140 square foot rear addition, per the submitted drawings.

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

Commissioner Comments

Commissioner Barton:

- There are a lot of competing rooflines from the rear.
- The original house is very symmetrical from the front. On the back, the symmetry is getting garbled.

Commissioner Prosser:

- Would it be possible to just do a flat, or gently sloping roof?
- Adding another gabled roofline would only bring more attention to the existing gabled addition (*which Commissioner Henry noted, would likely not be considered a compatible addition by the current Commission if proposed today.*)

Commissioner McCabe:

- Thinks the relocation of the existing window is not a good choice. All other windows have muntins and are double-hung. The casement windows add to the lack of symmetry on the rear elevation.
- For final approval, final drawings with eaves/overhang details, windows, any exterior light fixture, and exterior materials will be required.

Commissioner Henry:

- The small window on the first floor, rear elevation of the garage could provide a good model for windows on the new addition. You would not be introducing another element by repeating that window proportion and muntin pattern.
- Basically, an addition should be okay. It should be simple and compatible with the structure. The complexity of the gables is looking a little congested.

- Pick up clues from the historic sections of the house and garage to carry onto the addition.

NO ACTION TAKEN

CONCEPTUAL REVIEW

7. 19-6-15

Old Oaks Historic District

683 Linwood Avenue

Jennifer Mutrux and Daniel Linden (Owners)

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.

19-6-15a

Approve Application 19-6-15a, 683 Linwood Avenue, Old Oaks Historic District, as modified, with all clarifications, as noted:

Repair Soffits & Fascia

- Replace all deteriorated existing aluminum fascia with matching material in the same profile as the existing.
- Repair deteriorated white vinyl soffits and paint to match existing trim work.

Repair/Replace Basement Windows

- Remove existing damaged/deteriorated plywood and glass basement windows. Install new plywood with ultra-low non-textured cementitious board or glass pane windows.
- If board: Paint hardy board/plywood dark gray.
- If windows: Cut sheets to be provided to the Commission for approval.

Repair Rear Addition/First Floor

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
- 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>).
- Replace broken concrete header over rear door with arched concrete to match surrounding windows.
- Replace existing exterior door with new door. Cut sheet for new door to be submitted to Historic Preservation Office staff, prior to installation.
- Retain and repair the existing, historic, half-lite door at rear entrance that will be dry-walled over on the interior. Paint or apply black film to glass and/or paint exterior side of drywall black.
- Remove existing, multi-colors of paint on the now exterior brick walls where an enclosed porch has been removed. New porch not approved in this location at this time.
- Add new storm door to side basement access door. Cut sheet for new door to be submitted to Historic Preservation Office staff, prior to installation.

Site Work/Hardscape

- Remove non-original concrete patio at southwest corner of house. Infill with dirt and regrade level to the surrounding area.
- Remove existing concrete stoop and steps at northwest corner of house.

MOTION: McCabe/Prosser (4-0-0) APPROVED

19-6-15b

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

- 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.

Commissioner Comments

- The history of the two-story, rear section was discussed. The second story, frame section appears to be original to the house, based on the lower quality brick behind the east wall.
- Concerns were raised about the removal of a historic element of the house.
- The Commission directed staff to set up a site visit with 2-3 Commissioners to assess the condition of the two-story rear section of the house.

NO ACTION TAKEN

8. 19-6-16

Old Oaks Historic District

664 Oakwood Avenue

Michael Hayes (Applicant)

Greenstone Dwellings, LLC (Owner)

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

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.

Commissioner Comments

Commissioner Barton:

- Asked about windows that exist behind the plywood.
- Wood is the preferred siding material to replace deteriorated original siding. If a cementitious siding is approved, it should be consistent on all elevations, not a mix of materials.
- The Commission is thrilled to see that this house is going to receive appropriate improvements.

Commissioner Prosser:

- HPO staff will need to do a site visit to assess the age and condition of the existing windows before replacement can be approved.

Commissioner McCabe:

- If replacement of existing siding is approved, it is important to match dimensions and profile of original trim.
- Retaining and restoring the shingles in the gable is a positive.
- As we move forward, cut sheets will be needed for exterior doors, exterior light fixtures, or any other new exterior features.
- A detailed section drawing for all porches will be needed for final approval.
- The drawings submitted for the garage design appear appropriate.

NO ACTION TAKEN

9. 19-6-17

Iuka Ravine Historic District

353 Northwood Avenue

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

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

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).

Commissioner Comments

Commissioner McCabe:

- Asked for clarification on what sections are proposed for demolition.
- Asked if it would be considered to leave the existing house, intact, and build a free-standing additional structure on the property.
- There have been other examples where carriage houses were proposed in order to add density to the lot. The Commission has fully supported those variances.
- Could probably support an addition if the existing, one and one-half story rear section could be retained.
- Any demolition on the house would need to be very clearly documented before any approval.
- Larger parking pads are existing in the campus area. Could some parking come in from the other alley? That might be moving in the right direction.
- It could be helpful to understand how other City departments would approach the parking issue.

Commissioner Barton:

- Noted that other examples have recently been approved in other districts that include a garage with living space constructed at the rear of the lot. Parking was worked into those projects.
- The concern about expanding on this house has a couple of levels, both architectural and community level. From the architectural perspective, especially when it's noted that this is one of the early farm houses in the area, as soon as you put on a large addition, you might still have that farmhouse character from the front view, but from other angles you lose that historic farmhouse feel. It's a mega-farmhouse.
- By separating those into two pieces of construction, with a carriage house/garage at the back of the property, you retain that character of the original property and it continues to tell the story of the original neighborhood.
- Could something be built where a car might come in from underneath?
- With the size of the lot, it seemed you would have space for parking and a secondary structure.
- Any addition would need to be done with minimal demolition of the house. Seeing that might be helpful.
- Generally, the discussion on parking has been that the Commission does not support large parking pads. Two garages were located at the alley historically.

Commissioner Prosser:

- In the alley, if you took much the same concept, but, instead of adding onto the existing farmhouse, you shifted it to the back of the alley, with units where cars pull in at the bottom, and then units parked - you might be able to get...I don't know.
- Is not as concerned about an addition as about demolition on the original house.
- The Commission would need to consider whether the size of the parking pad is appropriate. Could there be a parking pad without being marked as six stacked spaces?

Clyde Henry

- No additional comments.

STAFF APPROVALS

• **19-6-1**

305 Chittenden Avenue

Domain Building Concepts, LLC (Applicant)

New Indianola Historic District

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

Robert E. Fletcher (Applicant/Owner)

Indianola Forest Historic District

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:

<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

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| <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)

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:

Manufacturer:

CertainTeed

Style:

Carriage House (dimensional)

Color:

Stonegate Gray

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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 **Individual Listing/Central High School**
Mays Consulting & Evaluation Services, Inc. (Applicant) **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 **Individual Listing/The Clifton**
Stephanie Hayward/Columbus Architectural Studio (Applicant) **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 **Bryden Road Historic District**
Michael Amerine (Applicant) **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

Motion: Barton/McCabe (4-0-0) ADJOURNED (6:28 p.m.)