

## HISTORIC RESOURCES COMMISSION MINUTES

Thursday, August 15, 2019  
5:00 p.m.

111 N. Front Street, Room 204

**Commissioners Present:** Steward Gibboney, Clyde Henry (Chairperson), Joseph McCabe,  
Dan Morgan (arrived 4:12 p.m./Agenda Item #3); Erin Prosser

**Commissioners Absent:** Jackie Barton

**City Staff Present:** Connie Torbeck

- I. CALL TO ORDER – 4:04 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, September 12, 2019 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 313
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, September 19, 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, July 29, 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/McCabe (4-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### NEW APPLICATIONS

**1. HR-19-08-009**

736 Bedford Avenue

Fannie R. Nesbit (Applicant/Owner)

- MOVED TO STAFF APPROVAL

Old Oaks Historic District

**2. HR-19-08-010**

972 East Capital Street

Broad Street Living, LLC. (Applicant/Owner)

- MOVED TO STAFF APPROVAL

18<sup>th</sup> & E. Broad Street Historic District



3. **HR-19-08-011**

**596-598 South Ohio Avenue**

**Ali Khirbeet (Applicant)**

**Old Oaks Historic District**

**Carrington Carter (Owner)**

*Following the presentation by the Applicant, Application # HR-19-08-011 was divided into Items 'a' and 'b' for clarity of action. Motions were made, votes taken, and results recorded as indicated.*

**HR-19-08-011a**

Continue Application # HR-19-08-011a, 596-598 South Ohio Avenue, Old Oaks Historic District, for a new dormer, and direct Historic Preservation Office staff to place on the September 19, 2019 Historic Resources Commission agenda for further review.

Commissioner Comments

- Redesign the dormer as a simple shed-roof dormer.

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

**HR-19-08-011b**

Approve Application # HR-19-08-011b, 596-598 South Ohio Avenue, Old Oaks Historic District, as submitted, with all clarifications, as noted:

New Garage

- Build a new, frame, 35' wide x 24' deep, three-car garage in the rear yard, per the submitted site plan and elevation drawings.
- Exterior cladding to be smooth, 4" HardieBoard siding with wood trim, per submitted drawings. Siding color to be SW7023 "Requisite Gray"; Trim to be SW6258 "Tricorn Black."
- Asphalt roofing shingles to be Owens Corning, standard 3-tab, "Estate Gray."
- Wood trim around the two (2) service doors to be 1 x 4.
- Overhang to be 12" on all elevations.
- Three overhead carriage-style doors on east elevation to be Clopay, per the submitted product cut sheet.
- Cut sheets for any exterior lighting and for the two (2) service doors on west elevation to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

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

**CONTINUED APPLICATIONS**

4. **HR-19-07-015**

**394 East Town Street**

**394 East Town Street, LLC./Kyle G. Davis (Owner)**

**East Town Street Historic District**

At the request of, and in the absence of the Applicant, continue Application # HR-19-07-015, for additional parking at 394 East Town Street, East Town Street Historic District, and direct Historic Preservation Office staff to place on the September 19, 2019 Historic Resources Commission agenda for further review.

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

5. **HR-19-07-016**

**662-664 South Champion Avenue**

**Aaron McDaniel (Applicant)**

**Old Oaks Historic District**

**Redwood Investment Group, LLC. (Owner)**

Approve Application # HR-19-07-016, 662-664 South Champion Avenue, Old Oaks Historic District, as submitted, with all clarifications, as noted:

Front Porch / 664

- Retain the existing front porch, as rebuilt by previous owner prior to review and approval, including new roof, ceiling, fiberglass columns, and removal of horizontal railings.
- Install new, round, horizontal railings, to match original round railings. Location/height to be based on evidence of original holes in the existing concrete block piers.
- Install wood header on front elevation of the porch to match the existing headers on the north and south sides.
- Paint new wood railings and header and fiberglass columns. Color to be submitted to Historic Preservation Office staff for review and approval, prior to application of paint.

Tower / 664

- Remove all inappropriate new trim, as installed by previous owner.
- Install new, custom cut shakes, to match the original shakes removed by previous owner. New shakes may be wood or cementitious material.
- New shakes to be installed between and below existing tower windows, based on 2016 photos of the tower.
- Drawing or sample of new shakes to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

New Ridge Roll / 662

- Retain the existing Atlas StormMaster Shake, "Pewter" color asphalt shingles, as installed by previous owner.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."

*Note: The existing shingles are approved based on the gray color and the location of the building at the back of the lot. Any future replacement of roofing shingles is required to be from the Approved Roofing Shingles list.*

New Asphalt Shingles / 664

- Remove the existing Atlas StormMaster Shake, "Pewter" color asphalt shingles as installed by previous owner.
- Install new asphalt shingles from the Approved Roofing Shingles list. Manufacturer/style/color to be submitted to Historic Preservation Office staff for review and approval, prior to installation.
- 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.
- 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.
- **All roofing work to be completed within twenty-four (24) months of this approval (August 2021).**

Asphalt Driveway

- Retain the existing asphalt driveway, as installed by previous owner.

*Note: Any future driveway replacement to return to concrete.*

New Doors

- Retain all new doors on both houses, as installed by current owners, including three (3) Craftsman style, fiberglass doors and one (1) six-panel door.

MOTION: Gibboney/Morgan (4-1-0) APPROVED

6. **HR-19-07-020**

**683 Linwood Avenue**

**Jennifer Mutrux and Daniel Linden (Owners)**

- APPLICATION REMOVED

**Old Oaks Historic District**

**CONCEPTUAL REVIEW**

7. **HR-19-08-012**

**530 East Rich Street**

**Schiff Capital /Michael Shannon, attny. (Applicant)**

Demolition

- Demolish a portion the original, brick rear section of the west house (532); Demolish one (1) one-story, and two (2) two-story, historic additions of the east house (526).
- Demolish the ca. 1952 & 1960 concrete block additions, the brick garage built between 1921-1951; and the brick garage built after 1951.

New Construction

- Construct new, rear, addition with one floor of parking (37 spaces), three-stories residential, and a pent house on the fourth floor roof terrace.
- New construction to include fourteen (14) 650 sf units per floor (total 42 units).

Renovation

- Renovate existing buildings, to include two (2) units per floor (8 units total).

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

Commissioner Comments

Commissioner McCabe:

- There is still an opportunity to reduce the overall height without losing the quality of floor ratios for living units in the rear. Elevator systems can be modified to achieve multiple stops, even at multiple floor heights, perhaps with front and rear doors where floors don't align. Grading/landscaping can also address any grade differentiation into a lobby and on to the elevator.
- The Applicant is getting there on density. The Commission has to be very cautious contextually about being outside of what is appropriate for this neighborhood. This will set precedent for other cases. We have to be very sensitive to appropriate height in regard to other buildings in the neighborhood.
- Thinks most of the proposed demolition is reasonable because the back is sort of a hodge-podge today.
- Notes that there are historic additions more than fifty years old, but demolition may be appropriate for this particular design.
- Providing more separation from the historic buildings and green space at the ground level may provide reasons to set precedent for more height at this location.

Commissioner Henry:

- Consider leaving the two front balconies uncovered. This could bring back the roof a little bit and might make it look slightly less hulking. It currently looks like this big thing behind there is sneaking up on these two smaller buildings. It could shorten the whole big roof across it, and eliminate the gigantic columns that march across the front.
- Likes the quasi-Neoclassical details being used, similar to details on the historic houses.

Commissioner Gibboney:

- Conceptually, thinks the project is in line with "Design Considerations" (p.92) of the Columbus Register of Historic Properties Architectural Guidelines in regard to 'content' (compatible with several other larger buildings in the neighborhood); 'height' (relatively close, also, with similar buildings, particularly from Town Street over; rhythm and scale are also successful).

- Noted there have been a lot of alterations to the buildings since 1899.
- Considering how to provide more separation between the existing and new units is important.
- Not opposed to some reduction on the rear of the two houses, but there is some historic fabric that needs to be considered and must be handled sensitively.
- Likes the idea of exploring options to preserve more of those buildings and gain usable space.

Commissioner Morgan:

- Thinks the proposal is an interesting concept.
- Agrees with Chairperson Henry about pulling back the corners.
- Looking at the open porches of the two-story houses, you read the framework, but you see through them. If you erode the second story corners, it could read more transparently, and the mass could recede a bit.
- The overall mass is a bit tight to the original buildings.
- Wonders if the new addition could be taller, maybe a story or two so there is not so much crowding.
- Reiterated business meeting comments that the existing two-story masses on the rear of the two houses could act as a hyphen to connect the old and new sections.
- Would be okay with removing the gabled rear section on the east house.

Commissioner Prosser:

- Does not have an issue with the height of the addition. Thinks the massing in this area could get bigger.
- Is undecided on the demolition. Need more exploration.
- Agrees that the addition is tight on the existing two houses.

NO ACTION TAKEN

*Following discussion with the Applicant and HPO staff, a motion was made to schedule a special meeting/site visit at 530 East Rich Street, and a motion was made, as follows:*

Direct Historic Preservation Office staff to coordinate and schedule an 8:00 a.m. Special Meeting/Site Visit at 530 East Rich Street on a date prior to the September 12<sup>th</sup> Historic Resources Commission business meeting, for the following purpose:

- To gain a clear understanding of what buildings, or sections of buildings are proposed for demolition;
- To determine what buildings, or sections of buildings, are historic fabric/contributing structures;
- To understand the context of the proposed project and its impact on the neighborhood;
- To gain a general understanding of any exterior alterations proposed in the rehabilitation of the two (2) historic houses.

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

**STAFF APPROVALS**

• **HR-19-08-001**

**702 Oakwood Avenue**

**Old Oaks Historic District**

**Moshe Mizrachi (Applicant/Owner)**

Approve Application HR-19-08-001, 702 Oakwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Remove Existing Sidewalks and Install New Sidewalks

- Remove any/all damaged and deteriorated, concrete, public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the same locations and of the same dimensions, as needed.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as needed, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

Install New Concrete Steps

- Remove the deteriorated, concrete front porch and service steps, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete steps in the same location and of the same dimension.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Remove Existing Driveway and Install New Driveway

- Remove the existing, deteriorated concrete/asphalt parking pad in the rear yard, and dispose of all debris in accordance with Columbus City Code.
- Install a new, concrete apron and parking pad in the same location, per the submitted site plan.

New Patio

- Install a new brick paver patio in the rear yard, per the submitted site plan.
- New, 14' x 10' patio at the rear of the house, utilizing salvaged brick pavers, per submitted photographs and site plan.
- All pavers to be installed in a manner to assure proper drainage away from the foundations of this and neighboring properties.

• **HR-19-08-002**

**27 East Oakland Avenue**

**Northwood Park Historic District**

**Richard Chapman (Applicant/Owner)**

Approve Application HR-19-08-002, 27 East Oakland Avenue, Northwood Park Historic District as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof / Garage

- Remove all slate on the garage roof, 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.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be:

Manufacturer:

Style:

Color:

[ ] GAF

Slateline (dimensional)

[ ] English Gray Slate

- 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.

Note: Slate roof was removed and new asphalt shingles partially installed prior to review and approval. The slate is not salvageable. The installed asphalt shingles are from the approved roofing shingles list.

• **HR-19-08-003**

**615 Oakwood Avenue**

**Old Oaks Historic District**

**Asad Brown (Applicant/Owner)**

Approve Application HR-19-08-003, 615 Oakwood Avenue, Old Oaks Historic District as submitted with any/all clarifications noted:

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, as needed, 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.

Repair/Replace Asphalt Shingles & Flashing

- Replace any/all missing or deteriorated asphalt shingles and flashing on the main roof and porch roof, as needed, per the submitted photographs.

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>).

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated 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.

Siding Repair/Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and wood trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

Repair Rear Deck

- Replace any missing or deteriorated wood flooring on the existing rear deck, as needed.
- 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.

• **HR-19-08-004**

**4783 Olentangy Blvd.**

**Old Beechwold Historic District**

**Robert Bastaja (Applicant/Owner)**

Approve Application HR-19-08-004, 4783 Olentangy Blvd., Old Beechwold Historic District, for renewal of expired COA # 17-6-13 (Expired: June 15, 2018), exactly as previously approved, for a period of one (1) year.

Replace Existing Driveway

- Remove existing driveway and replace with new asphalt drive
- Relocate the drive to the south to align with garage
- Add 18'x20' turn around on the south side of the new driveway.
- All work to be as per submitted site plan.

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

• **HR-19-08-005**

**2117 Iuka Avenue**

**Iuka Ravine Historic District**

**George Callif (Applicant/Owner)**

Approve Application HR-19-08-005, 2117 Iuka Avenue, Iuka Ravine Historic District, for renewal of expired COA # 18-7-1 (Expired: June 20, 2019), exactly as previously approved, for a period of one (1) year.

Repair Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements and wood siding on the frame garage, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Replace any missing or damaged wood panels in the overhead garage door.
- Prepare all exterior, wooden surfaces on the garage 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. Custom paint color to match existing house color "Terra Cotta" and "Dessert Sand."

• **HR-19-08-006**

**330 South High Street**

**South High Street Commercial Group**

**Desi Varsel/Signs Unlimited, Inc. (Applicant)**

**Keith Atich (Owner)**

Approve Application HR-19-08-006, 330 South High Street, South High Street Commercial, for renewal of expired COA # 19-2-9 (Expired: February 21, 2019), exactly as previously approved, for a period of one (1) year.

Approve Application 19-2-9, 330 South High Street, S. High Street Commercial Group, as submitted, with all clarifications, as noted:

Remove Awning

- Remove the existing, blue fabric awning above the main entrance.

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 frame house for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be Dark Brown, Burnt Orange, and Arlon Olive Green.
- **Any previously unpainted, masonry (i.e., brick piers, stone capitals and plinths) is to remain unpainted.**

New Projecting Sign

- Install one (1) new projecting sign, per the submitted rendering.
- New, non-illuminated, painted (Tan) aluminum sign cabinet to measure 48.00" W x 22.00" H x 3" D (total 7.33 sf).
- New sign to include business name, "Just Love Coffee Café," and logo. Vinyl letters/logo to be Dark Brown, Burnt Orange, and Olive Green, per the submitted rendering.
- Sign bracket to be mounted onto the wood fascia board above the main entrance.

New Wall Sign

- Install one (2) new wall signs, per the submitted rendering.
- New, painted PVC sign to be located in the sign band above the main entrance.
- Each sign to read "EAT. DRINK. LOVE."

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



• **HR-19-08-007**

**787-789 Bryden Road**

**Bryden Road Historic District**

**Joseph Seifert (Applicant/Owner)**

Approve Application HR-19-08-007, 787-789 Bryden Road, Bryden Road Historic District, for renewal of expired COA # 17-9-12 (Expired: September 11, 2018), exactly as previously approved, for a period of one (1) year.

Repair Front Porch

- Remove any/all damaged, deteriorated, and missing T & G, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, T & G, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, T & G wooden, porch flooring as needed.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; color to match the existing.
- Restore the front porch wooden privacy panels and all metal hand rails as necessary with like materials of exact same dimensions and profiles as the existing, original, front porch wooden privacy panels and metal hand rails; like-for-like.
- Repair and/or replace all twelve (12) deteriorated porch columns as necessary. Any/all new columns to match the existing, columns in dimension, style, and material exactly; like-for-like.
- Repair and/or replace existing, original metal 'iron bar' skirting as necessary an in accordance with industry and historic preservation standards; like-for-like.
- All exterior paint colors to match the existing paint color schedule; like-for-like.

Repair Porch Piers

- Remove any/all deteriorated and damaged material on the original stone piers on the front porch and replace with like-for-like stone piers.
- Any/all replacement stone is required to match the existing, original stone type, size, color, and shape exactly; like-for-like.
- Mortar to match existing mortar in color, texture, hardness, and joint profile. 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".) The height, thickness, and length of the parapet wall is to remain the same as the original following the completion of all repairs.

• **HR-19-08-008**

**343 North Front Street**

**Ohio Moline Plow Building/Individual**

**Listing**

**Nationwide Realty Investors (Applicant/Owner)**

Approve Application HR-19-08-008, 343 North Front Street, Ohio Moline Plow Building/Individual Listing as submitted with any/all clarifications noted:

Remove Planters

- Remove any/all non-original, non-contributing, wood planters located on the exterior of the building, per the submitted photographs.

Door Transoms

- Remove any/all paint and/or signage from the transoms above the two (2) entrance doors on the south elevation.
- Remove any/all opaque material from the transoms.
- Install clear glass in the transoms, as needed.

• **HR-19-08-009**

**736 Bedford Avenue**

**Old Oaks Historic District**

**Fannie R. Nesbit (Applicant/Owner)**

Approve Application HR-19-08-009, 736 Bedford 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 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.

• **HR-19-08-010**

**972 East Capital Street**

**18<sup>th</sup> & E. Broad Street Historic District**

**Broad Street Living, LLC. (Applicant/Owner)**

Approve Application HR-19-08-010, 972 East Capital Street, 18<sup>th</sup> & E. Broad Street Historic District, as submitted with any/all clarifications noted:

Modify Previous Approval/New Construction

- Increase overall height of carriage house structure from 30' - 5 3/32" to 32' - 2 3/32".
- Add one (1) egress door on the north elevation.
- Reconfigure locations of all overhead and service doors, and windows on the north elevation. Reduce from nine (9) to eight (8) windows.
- Reconfigure locations of windows on the south elevation. Reduce from five (5) to four (4) windows.
- Install goose neck light fixtures above, or adjacent to, all overhead and service doors.
- East and west elevations of carriage house to remain as previously approved.
- Final drawings to be submitted to Historic Preservation Office staff for review and approval, prior to issuance of a Certificate of Appropriateness.

• **HR-19-08-012**

**662 South Champion Avenue** (aka 664 S. Champion Ave/rear)

**Old Oaks Historic District**

**Aaron McDaniel (Applicant)**

**Redwood Investment Group, LLC. (Owner)**

Approve Application HR-19-08-012, 662 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Basement Windows

- Remove all existing glass block in the foundation.
- Install new, 2 or 3-lite fixed, awning, or hopper style windows, to fit existing openings.
- New windows may be wood, fiberglass, or aluminum-clad wood.
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

Front & Rear Porch

- Retain original front porch, as is.
- Build new rear porch, per the submitted drawings.
- Porch to be painted within one (1) year.

**X. OLD BUSINESS**

- 734 S. Champion Avenue  
The “test case” fiberglass door (approved April 18, 2019/COA# 19-4-7) has been installed.  
Commissioners are encouraged to go take a close look at the door.

**XI. NEW BUSINESS**

- Chairperson Henry briefly discussed the issue of “flipped” houses with open code orders being sold to unsuspecting buyers. Commissioner Henry will continue discussing the issue with the Historic Preservation Officer and City Attorney’s Office staff.

**XII. ADJOURN**

MOTION: McCabe/Gibboney (5-0-0) ADJOURNED (6:00 p.m.)