

HISTORIC RESOURCES COMMISSION MINUTES

Thursday, September 19, 2019
4:00 p.m.
111 N. Front Street, Room 204

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

Commissioners Absent: Steward Gibboney

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, August 15, 2018.
MOTION: McCabe/Prosser (3-0-1[Barton-abstain]) APPROVED

APPROVAL OF MINUTES – Special Meeting, Thursday, September 5, 2019
MOTION: McCabe/Prosser (3-0-1[McCabe-abstain]) 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: Barton/McCabe (3-0-1[McCabe-abstain]) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **HR-19-09-015**
1551 Bryden Road **Bryden Road Historic District**
Bryden Management c/o Laura MacGregor Comek (Applicant/Owner)
 - MOVED TO STAFF APPROVAL
2. **HR-19-09-016**
214 East Oakland Avenue **Northwood Park Historic District**
George Kanellopoulos (Applicant/Owner)
 - MOVED TO STAFF APPROVAL



3. **HR-19-09-017**
1459 Bryden Road **Bryden Road Historic District**
Ken Goodson (Applicant/Owner)
• MOVED TO STAFF APPROVAL

4. **HR-19-09-018**
692 South Champion Avenue **Old Oaks Historic District**
Andy Wright (Applicant) **Upward Home Solutions (Owner)**
• MOVED TO STAFF APPROVAL

CONTINUED APPLICATIONS

5. **HR-19-07-015**
394 East Town Street **East Town Street Historic District**
394 East Town Street, LLC./Kyle G. Davis (Owner)
Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.
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 October 17, 2019 Historic Resources Commission agenda for further review.
MOTION: Prosser/ McCabe (5-0-0) CONTINUED

6. **HR-19-08-011a**
596-598 South Ohio Avenue **Old Oaks Historic District**
Ali Khirbeet (Applicant) **Carrington Carter (Owner)**
• MOVED TO STAFF APPROVAL

NEW APPLICATIONS

7. **HR-19-09-020**
162 West Jeffrey Place **Old Beechwold Historic District**
Rodney Bouc & Diane Nance (Applicant/Owner)
• MOVED TO STAFF APPROVAL

8. **HR-19-09-021**
696 South Champion Avenue **Old Oaks Historic District**
Melanie Cole (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.
Continue Application # HR-19-09-021, in regard to glass block basement windows, at 696 South Champion Avenue, Old Oaks Historic District, and direct Historic Preservation Office staff to place on the October 17, 2019 Historic Resources Commission agenda for further review.

Commissioner Comments:

- There does not appear to be sufficient extenuating circumstances to support retaining and painting the existing glass block black or gray to make them less visible.
- The Commission would likely support building up the windows enough at grade to prevent water infiltration, even if this would down-size the opening a bit.
- Allowing the glass block to remain does not appear to be supported by the Commission.

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

9. HR-19-09-022a

2070-2072 Indianola Avenue

Nick Nicastro (Applicant)

Iuka Ravine Historic District

2064 Indianola LLC (Owner)

Prior to review of Application # HR-19-09-022a, Commissioner Morgan noted the need to abstain from the proceedings.

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.

Continue Application # HR-19-09-022a, in regard to glass block basement windows, at 2070-2072 Indianola Avenue, Iuka Ravine Historic District, and direct Historic Preservation Office staff to place on the October 17, 2019 Historic Resources Commission agenda for further review.

Note: Applicant has the option to submit an appropriate replacement window, from the approved windows list, to Historic Preservation Office staff for staff approval.

MOTION: McCabe/Prosser/ (4-0-1[Morgan-recused]) CONTINUED

10. HR-19-09-023

50 Jefferson Avenue

Community Housing Network, Inc. c/o Laurie Sutherland (Applicant)

Jefferson Avenue Apartments, LLC (Owner)

Jefferson Avenue Historic District

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 HR-19-09-023, 50 Jefferson Avenue, Jefferson Avenue Historic District, as submitted with any/all clarifications noted:

Parking Area

- Reconfigure and repave parking area to allow for six (6) on-site parking spaces.
- Relocate existing dumpster from north end of lot to south end of lot, per site plan submitted at the September 19, 2019 HRC hearing.
- Install new, board-on-board, wooden enclosure, per submitted drawing.

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

11. HR-19-09-024

738 South Champion Avenue

Bryan Law/Power Home Solar (Applicant)

- MOVED TO STAFF APPROVAL

Old Oaks Historic District

Lucas Sherrill (Owner)

12. HR-19-09-025

642 Linwood Avenue

William Hayes (Applicant/Owner)

Following the presentation by the Applicant, Application # HR-19-09-025 was divided into Items 'a' and 'b' for clarity of action. Motions were made, votes taken, and results recorded as indicated.

HR-19-09-025a

Approve Application HR-19-09-025a, 642 Linwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

New Doors

- Remove the two, metal doors on the façade, as installed prior to review and approval.
- Install new, wood doors of an appropriate style. Cut sheet to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Original, arched wood door on rear elevation to be retained and repaired, as needed.

Garage Repair

- Retain the existing, frame, two-car garage and repair as needed.
- Cut sheets for any new overhead doors, service doors, or windows to be submitted to Historic Preservation

Office staff for review and approval, prior to installation.

Basement Windows & Casement Windows

- Remove all glass block installed in basement window openings.
- Install new fixed, awning, or hopper windows, to match the existing three-light basement windows.
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for review and approval, prior to installation.
- All original, wood, six-light, casement windows to be retained and repaired, as needed.

Landscape/Hardscape

- Remove stone retaining wall and loose stone along the front property line.
- Regrade slope, as needed, to be compatible with neighboring properties.
- Remove shrubs in front of house. Add topsoil, throughout, and seed front and rear yard.
- Repave the existing asphalt driveway with new asphalt. Site plan to be submitted to Historic Preservation Office staff for review and approval.

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

HR-19-09-025b

Continue Application # HR-19-09-025b, 642 Linwood Avenue, Old Oaks Historic District, to allow Applicant time to research modifications to the existing, new windows, and direct Historic Preservation Office staff to place on the October 17, 2019 Historic Resources Commission agenda for further review.

Commissioner Comments:

- The Commission may consider installation of exterior muntins to the existing sash-pack windows, if the muntins are permanently applied, and closely replicate the original wood muntins.

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

13. HR-19-09-026

868 Bryden Road

Cindi Richards (Applicant)

Bryden Road Historic District

Alvis, Inc. (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 HR-19-09-026, 868 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

New Rear Entrance Door

- Remove the existing, multi-light doors on the rear elevation, and install new, full-light door with sidelite in existing masonry opening. Cut sheet for new door/sidelite to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Existing porch posts and shed roof to remain, as is.

New Accessible Ramp

- Raise and extend the existing, wood deck at rear entrance.
- Build new, wood steps and handrail, extending to the west from rear entrance.
- Install new wood and metal ramp on interior of existing wood privacy fence, extending from rear entrance porch to new concrete landing at Chapel Street.
- Install new concrete ramp with brick veneer retaining walls on exterior of existing wood privacy fence, facing onto 18th Street.
- Install 42" high, guardrail, consisting of 4 x 4 posts with caps and 1" pickets @ 4 1/2" o.c.
- All work to be per the submitted drawings.

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

14. HR-19-09-027

734 North Wilson Avenue

Joshua Kramer (Applicant)

Old Oaks Historic District

Heather Rottenberg-Kramer (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 HR-19-09-027, 734 North Wilson Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Rebuild Front Porch

- Repair existing brick front porch, as needed, utilizing existing brick. Any new or salvaged brick to match existing brick in size, color, and texture.
- Remove existing, deteriorated concrete deck, and install new, concrete deck to match existing.
- Rebuild front porch roof, like-for-like.
- Roof shingles to match existing on main roof.
- Revised drawings to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

Note: Front porch roof was removed prior to review and approval. Details of new roof to be based on photos of the original roof.

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

15. HR-19-09-028

774 Bedford Avenue

Mitchell Levine (Applicant/Owner)

Old Oaks Historic District

Following presentation by the Applicants and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Continue Application # HR-19-07-028, to enclose the first story of the rear deck, 774 Bedford Avenue, Old Oaks Historic District, and direct Historic Preservation Office staff to place on the October 17, 2019 Historic Resources Commission agenda for further review.

Commissioner Comments:

- Glad to see the proposal to enclose the first floor deck. This will better reflect the character of the original service porch and sleeping porch.
- The rendering of the enclosure is moving in the right direction.
- Will need to submit measured drawings for final approval.

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

16. HR-19-09-019

633 Linwood Avenue

Michael P. Herman (Applicant/Owner)

Old Oaks Historic District

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 HR-19-09-019, 633 Linwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Repair/Rebuild Front Terrace

- Complete exploratory removal of the existing, applied, faux stone, from the original, iron spot brick terrace walls.
- Applicant is to contact Historic Preservation Office staff upon completion of exploratory deconstruction to conduct site visit and determine how to appropriately proceed with repairs/rebuild.
- Drawing for rebuilding of the terrace foundation and walls to be submitted to Historic Preservation Office staff for review by Commissioner McCabe.
- Remove the non-original, hexagonal tile on the concrete deck.

- Remove the deteriorated, concrete terrace deck, and install new, concrete deck of the same dimensions.
- Remove any/all deteriorated terrace steps, front service steps and sidewalk, as needed, and install new steps and sidewalk to match existing dimension.
- Rebuild terrace foundation and house foundation using existing stone and new or reclaimed stone to match, as needed.
- Upon repair/rebuild of terrace walls, reinstall original limestone cap. Replace broken section of limestone cap with new limestone.
- Install new iron hand railing at terrace steps and at front service steps. Cut sheet for new railing to be submitted to Historic Preservation Office staff for review and approval, prior to installation.
- Remove existing concrete sidewalks and driveway apron on Mooberry Street, and install new concrete sidewalks and driveway apron, like-for-like.

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

17. HR-19-09-029

1616 Bryden Road

Bryden Road Historic District

Kenneth & Lindsay Acker (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 HR-19-09-029, 1616 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Build New Garage

- Construct a new 22' x 26, detached, frame garage, per the submitted drawings.
- Foundation to be standard smooth concrete block.
- Cladding to be finely brushed vinyl siding. Cut sheet to be submitted to Historic Preservation Office staff, prior to issuance of a Certificate of Appropriateness.
- One (1) service door on south elevation to be flush metal door, per submitted product cut sheet.
- One (1) 18' x 7' overhead, carriage house door on alley/north elevation to have the appearance of two (2) doors, per submitted product cut sheet.
- Any exterior light fixtures to be submitted to Historic Preservation Office staff, prior to installation.
- Revised drawings to be submitted to Historic Preservation Office staff, prior to issuance of a Certificate of Appropriateness.

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

CONCEPTUAL REVIEW

18. HR-19-09-032

59 West Spruce Street

North Market Historic District

NM Development, LLC (Applicant)

City of Columbus (Owner)

Prior to review of Application # HR-19-09-032, Commissioner Henry noted the need to abstain from the proceedings. Vice-Chairperson, Morgan, assumed the role of Chairperson.

New Construction

- Construct a new, mixed-use development on existing parking lot parcel east of the North Market building.
- New building to be approximately 27 stories, with a total +/- 580,055 gross square feet, including +/- 8,300 sf of expansion space for the North Market; +/- 5,000 sf of retail; +/- 90,000 sf of office space; +/- 200 sf Key Hotel; and +/- 150 residential units.

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

Commissioner Comments

Commissioner McCabe:

- Not opposed to the direction of the proposal.
- Along Spruce Street, the mimicking of the sawtooth detail is a good connection relating back to the North Market building. In regard to the NE corner at Spruce and Wall - there are a lot of vernacular masonry buildings in the neighborhood, both architect designed and mundane. We don't want to create "Disney" but do want to create something compatible with what is already there. Look at existing masonry patterns and details and take cues from existing buildings. This is a very public, pedestrian space. This corner, masonry piece should be something special at the pedestrian level.
- The issues of getting services and cars in/out of the garage are understood, but moving south along Wall Street, it starts to feel a bit machine-like. When the surface parking goes away, Wall Street could start to feel like a true street, hopefully not just an alley.
- Vine Street starts to feel more like an alleyway, sort of cold.
- Will be interested how details of the parking garage are approached in this historic district, with a skin or a face that contextually responds to the district – providing a pedestrian experience - and that Vine Street doesn't have the feel of dark looming buildings above it. It needs something of visual interest that relates to the vernacular context.
- It's good that the main height of the building is not right on top of the market, but sweeps back away from it.
- Understands that there will be far larger buildings coming within a stone's throw of this site.

Commissioner Prosser:

- Agrees that the northeast corner is important. Will need to have a good understanding of those details. It reads bunker-like now.
- The current welcome to the market is not good. This could be the opportunity to change that.
- Vine Street is currently the service street to the market. If we are going to lose a side, that's the side I would be comfortable with losing.
- Agrees that the ventilation to the garage is somewhat harsh. It's relatively close to the street level and will be something people experience.
- Keep any landscaping urban, not suburban. Softening is good, but should not head in a suburban direction.
- Does not have an issue with the proposed height.
- The concept rendering may just be reading as heavy.

Commissioner Morgan:

- Thinks the building is great.
- Interested in how the Spruce Street (*corrected as Vine Street*) elevation/materials will relate to the buildings on the opposite side of the street.
- Thinks it's important that the Commission is considering more vertical structures to preserve ground space.
- The tower element reads as an 11 story building, a mid-rise vernacular. You read every single story. Wonders why the design is not something more tower-esque, with expanses of glass/building material. It could be interesting to also blur the strong horizontal lines.

Commissioner Barton:

- Sees some exciting elements in the proposal.
- A lot is encapsulated in the sawtooth plaza, with glass, makes a transparent connection to the market and provides an indoor/outdoor space is exciting.
- Wonders how the lobby/additional market space concept will work out. Would like to see it as a meaningful extension of the market.
- The north elevation has almost a brutalist feel. Wonders if that is the goal. It feels very square and the simplicity has almost a heaviness to it. The market is a warehouse building, and warehouses do have some level of heaviness to them.
- The Commission has to consider how the building will read with the squareness, the simplicity, and because the building is so much taller than anything around it.

NO ACTION TAKEN

19. HR-19-09-030

530 East Rich Street

East Town Street Historic District

Schiff Capital /Michael Shannon, attny. (Applicant) Choices for Victims of Domestic Violence, Inc. (Owner)

Prior to review of Application # HR-19-09-030, Commissioner Henry resumed the role of Chairperson.

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 concrete block garage built after 1951.

New Construction

- Construct new, rear, addition with one floor of parking (36 spaces), four-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 Barton:

- Following the September 5th special meeting/site visit, has a better understanding of specific area of demolition being requested, especially the rear pieces of the two historic houses.
- Feels more comfortable with demolition of the rear sections of the two houses, as they do not really convey a “story.”

Commissioner McCabe:

- Is “on the fence” about raising the height of the addition.
- Not afraid of height and density, but the project and the Commission needs to be sensitive to the surrounding buildings.
- If the details are well executed, the height will probably not be too much.
- Is okay with the proposed level of demolition.

Commissioner Prosser:

- Is comfortable with the proposed height and massing.
- Is okay with the proposed demolition of the rear sections of the two houses, based on the proposed design.

Commissioner Morgan:

- Likes the current direction of the proposal.
- The density of Columbus is rising. Building up helps to preserve the green space we have remaining.

Commissioner Henry:

- Thinks the architecture is interesting. It is not typical of what is being built throughout Columbus.
- Not opposed to the “frilly” things on it. It gives it a certain uniqueness.

20. HR-19-09-031

602 East Town Street

David Blair/Shremshock Architects (Applicant)

**East Town Street Historic District
Joe Collins Property, LLC (Owner)**

Demolition

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

Addition/New Construction

- Retain the existing, brick apartment building, as is.
- Build new, three-story addition at the rear of the existing apartment building. To be separated from existing by breezeway and stairs.
- Proposed new 21 units to be walk-up flats.
- Materials include dark brick adjacent to rear wing of existing building with clapboard
- To include a total of 34 surface parking spaces.
- Activity Common Area to have some reference to the removed historic carriage house.

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

Commissioner Comments

Commissioner McCabe:

- Appreciates that this new proposal does not harm any historic fabric.
- The addition reads like a second building facing the alley, so it does not really need to relate to the existing building.
- An homage to the historic carriage house is not really needed with the current proposal.

Commissioner Henry:

- The addition just needs to be a well designed “other building” – separate from the existing apartment building.

Commissioner Barton:

- The addition should be simple but not too simple. It needs to have some flavor. The buildings in this area were architect designed.

Commissioner Morgan:

- Appreciates that the addition has been simplified. But it should be simplified as one addition, not have two designs.

STAFF APPROVALS

• **HR-19-09-001**

721-729 Bryden Road

Bryden Road Historic District

Ed Vargas (Applicant/Owner)

Approve Application HR-19-09-001, 721-729 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 of the apartment building, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.

- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] 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-19-09-002**

2108 Indianola Avenue

Indianola Forest Historic District

George Kanellopoulos (Applicant/Owner)

Approve Application HR-19-09-002, 2108 Indianola 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 of the building, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] Certain Teed

(standard 3-tab)

[] Nickel 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.

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.

Install Wood Shake Siding

- Remove all areas of non-original, asphalt siding on all elevations of the house.
- Install new, wood shake siding to match existing areas of original wood shake siding.
- New wood shakes to match existing wood shakes in shape, size, texture, and reveal.

- Prepare all exterior, wooden surfaces on the 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

Modify Front Porch

- Modify the existing front porch railings by adding horizontal boards on the exterior side, at the bottom and top of the balusters on the deck and on the steps hand railing.
- Top rail on all railings is to be beveled.
- Paint to match existing color, "White."

• **HR-19-09-003**

2117 Iuka Avenue

Iuka Ravine Historic District

George Callif (Applicant/Owner)

Approve Application HR-19-09-003, 2117 Iuka Avenue, Iuka Ravine Historic District, as submitted with any/all clarifications noted:

Install New Rubber Roof / Garage

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

• **HR-19-09-004**

683 Linwood Avenue

Old Oaks Historic District

Moshe Mizrahi (Applicant/Owner)

Approve Application HR-19-09-004, 683 Linwood Avenue, Old Oaks 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, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] 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-19-09-005**

1262 Bryden Road

Sure Home Improvements, LLC. (Applicant)

Bryden Road Historic District

Jeffery Konkolewski (Owner)

Approve Application HR-19-09-005, 1262 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 of the house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] GAF

Slateline (dimensional)

[] Antique 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.

• **HR-19-09-006**

723 Linwood Avenue

Naaman Nakanishi (Applicant)

Old Oaks Historic District

Carlita Johnson (Owner)

Approve Application HR-19-09-006, 723 Linwood Avenue, Old Oaks 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, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

GAF

Royal Sovereign (standard 3-tab)

Nickel 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-19-09-007**

686 South Champion Avenue

Old Oaks Historic District

Ace Roofing (Applicant)

Daniel Winks (Owner)

Approve Application HR-19-09-007, 686 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof / Turret

- Remove all asphalt shingles on the turret, 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 selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

GAF

Slateline

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.

• **HR-19-09-008**

658 Oakwood Avenue

Old Oaks Historic District

Stuart Webster (Applicant/Owner)

Approve Application HR-19-09-008, 658 Oakwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

New Patio

- Remove all existing concrete, service sidewalks in the rear yard, per the submitted photographs.
- Install a new, 20’ wide by 6’ deep, brick patio, per the submitted site plan.
- Install new concrete sidewalk between the patio and existing garage, per the submitted site plan.

• **HR-19-09-009**

242 East Northwood Avenue

Northwood Park Historic District

Travis Bucklew/Bucklew Basement & Masonry (Applicant)

Erik Hiss (Owner)

Approve Application HR-19-09-009, 242 East Northwood Avenue, Northwood Park Historic District, as submitted with any/all clarifications noted:

New Retaining Wall

- Remove any/all remaining concrete block retaining wall along the front property line, as needed.
- Install a new, rock-faced concrete block retaining wall in the same location and of the same height as the original, per the submitted drawings. Returns at the west end of the wall and at the existing steps, to match original.
- New wall to end at east property line, meeting up with the existing concrete block retaining wall at 246 E. Northwood Avenue, in a manner that will allow for a new wall at 246 E. Northwood Avenue to tie into the new wall at 242 E. Northwood Avenue at a later date.

Note: A concrete block retaining wall was removed at the front of the property prior to review and approval. A retaining wall is necessary at this location. A new wall is being approved to match the design and materials of the original wall as closely as currently possible.

• **HR-19-09-010**

734 South Champion Avenue

Old Oaks Historic District

Randy Youmans (Applicant/Owner)

Approve Application HR-19-09-010, 734 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Install Exterior Lights/Garage

- Install new exterior light fixtures, per the submitted product cut sheet.
- New fixtures to be Home Decorators Collection, McCarthy, 1-light, Bronze, Outdoor Wall Lantern Sconce.
- One fixture to be installed adjacent to the service door, and two (2) to be installed on either side of the overhead garage door.

• **HR-19-09-011**

614 South Champion Avenue

Old Oaks Historic District

Kyle Earley (Applicant/Owner)

Approve Application HR-19-09-011, 614 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Install New Privacy Fence

- Remove all existing wood privacy fence and chain-link fence in rear yard, per the submitted photographs.
- Install new, four-foot high (4' H), wood privacy fence on, or within, the north and south property lines in the rear yard, per the submitted site plan.
- Install new, six-foot high (6' H), wood privacy fence within the east property line in the rear yard, per the submitted site plan.
- Style of the new fence is to be board-on-board, straight-cut or dog-eared (not stockade) wood fence, with finished side out, facing the neighboring properties (i. e. all stringers and posts placed on the inside).
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

• **HR-19-09-012**

108 East Northwood Avenue

Enid A. Quinn (Applicant)

Northwood Park Historic District

Lorraine Deal (Owner)

Approve Application HR-19-09-012, 108 East Northwood Avenue, Northwood Park Historic District, as submitted with any/all clarifications noted:

Install New Windows

- Remove the two (2) deteriorated, one-over-one, double-hung sash windows on the north elevation of the attic level, per the submitted photos.
- Remove the entire existing windows to the studs/rough opening, (sashes, jambs, exterior sill, casings, and drip cap).
- Install complete new, Sierra Pacific, all wood (interior/exterior), one-over-one, double-hung sash windows, per the submitted window schedule.
- New windows must be custom sized to fit the historic openings, without the installation of additional trim.
- Install new, exterior, wood sill and casings with drip cap, to match dimensions and profile of the original windows.

• **HR-19-09-013**

501 East Broad Street

Eric Laus (Applicant)

Broad Street United Methodist Church / Individually Listed Property

Broad Street United Methodist Church (Owner)

Approve Application HR-19-09-013, 501 East Broad Street, Broad Street United Methodist Church / Individually Listed Property, as submitted with any/all clarifications noted:

Install New Banner Frame

- Install new, metal, banner frame on the façade of the building, per the submitted rendering.
- New frame to include two (2) steel pipes welded to two (2) metal mounting brackets.
- Changeable, 84" H x 48" W banners to have pockets sewn into top and bottom to slide over the pipes.
- No additional approval required for changing of banners.
- All fasteners to be into mortar joints, not into the face of the stone. Site survey required to determine exact measurements.

• **HR-19-09-014**

1610-1612 Bryden Road

Amy Lauerhass/Lauerhass Architecture (Applicant)

Bryden Road Historic District

KMS South Holdings, LLC. (Owner)

Approve Application HR-19-09-014, 1610-1612 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Install New Windows (Full Frame Replacement)

- Remove the entire existing window to the studs/rough opening, (sashes, jambs, exterior sill and brick mold).
- Install a complete new window (sashes, jambs, and exterior sill and brick mold).
- New windows to be Pella Architect Reserve Series, one-over-one, double-hung sash windows.
- New windows must be custom sized to fit the historic openings, without the installation of additional trim.
- Arched headers to be retained.
- Original windows to be retained include front living room windows; all multi-light fixed and/or casements;
- Replace missing nine-light fixed or casement window on east elevation. New window to match existing nine-light window on the west elevation.

NOTE: Insert window (aka pocket window) replacements are not approved.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the main house, front porch, and rear deck, 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.
- Make all repairs to stucco in gables, as needed.

- Prepare all exterior, wooden surfaces on the main house, front porch, and rear deck, 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 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., stone window sills and lintels; stone foundation; stone water table; stone front porch closed railing and coping) is to remain unpainted.**
- Any previously painted masonry (stone window sills and lintels) is to be left as is, or the paint is to be removed. If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings," <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>).

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.

Install Stair Handrail

- Prior to the installation of the new handrail, examine the existing front porch service steps and perform any/all necessary site work to insure a stable and level foundation for the existing steps with appropriate slope for water drainage.
- Install a new black, metal handrail at the front service steps and front porch steps, in accordance with all applicable Columbus Building.

Install New Doors

- Remove the three (3) non-original rear entry doors.
- New doors to be wood or fiberglass, half-lite or four-panel doors. Cut sheet to be submitted to Historic Preservation Office staff for review and approval, prior to installation.
- Retain existing, original, 18-lite, front entry doors and transoms.

Tree Removal

- Remove two (2) existing small trees adjacent to the alley and the one (1) dead tree in rear yard.
- Remove any brush or scrub trees, as needed.
- Maintain the two (2) existing, mature trees in the rear yard.

Cover Basement Windows

- Install smooth plywood panels over basement windows. Plywood to be primed on all sides prior to installation.
- Plywood to be cut to fit the existing window jamb; outside-to-outside.
- Existing jambs and sashes to remain in place.
- Size of existing masonry opening to remain the same.
- Plywood to be painted "black" or "gray" after installation, to make the plywood as least visible as possible.

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 Stone Foundation

- Remove all defective material. Replace any/all damaged and missing stone with stone 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.

Front Porch/Second Story

- Retain and repair the existing, second-story, front porch balustrade, as needed.
- Add post extensions on existing wood post caps, and add a single, beveled wood top rail at 36" height, per code.

Rear Deck

- Repair the non-original, non-contributing, two-story, rear deck, as needed.
- Add horizontal boards on the exterior side, at the top rails and bottom rails, to cover the baluster ends.

• **HR-19-09-022b**

2070-2072 Indianola Avenue

Nick Nicastro (Applicant)

Iuka Ravine Historic District

2064 Indianola LLC (Owner)

Application # HR-19-09-022 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 HR-19-09-022b, 2070-2072 Indianola Avenue, Iuka Ravine Historic District, as submitted with any/all clarifications noted:

Tuck Pointing

- Check all mortar joints on exterior brick walls, 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>).

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the brick apartment building 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 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., exterior brick walls; brick or concrete window sills; stone foundation; concrete coping on porch railings) is to remain unpainted.**

Repair Tile Roof / Porch

- Replace any/all missing, damaged, and deteriorated tile on the front porch roof with new or used tile of the exact same color and profile as existing, and in accordance with all applicable City Code and industry standards.

Install Stair Handrails / Porch

- Install new, black, metal handrails on the east and west facing front porch steps, per the submitted photo

example.

- Prior to the installation of the new handrails, examine the existing front porch service steps and perform any/all necessary site work to insure a stable and level foundation for the existing steps with appropriate slope for water drainage.
- All fasteners to be placed into the concrete steps and/or into mortar of the brick walls, not into the face of the brick.

- **HR-19-09-016**

214 East Oakland Avenue

Northwood Park Historic District

George Kanellopoulos (Applicant/Owner)

Approve Application HR-19-09-016, 214 East Oakland Avenue, Northwood Park Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all slate on the main 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.
- 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 Certain Teed, (standard 3-tab), "Nickel 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.

Repair Box Gutters

- Examine all box gutters on all elevations of 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.

Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood soffits and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

• **HR-19-09-017**

1459 Bryden Road

Bryden Road Historic District

Ken Goodson (Applicant/Owner)

Approve Application HR-19-09-017, 1459 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

New Patio

- Remove the non-original, non-contributing, wood deck on the rear of the house.
- Install new 25' x 15', Tumbled Bluestone patio, with permeable base between pavers, per submitted site plan and product cut sheet.

Repair Retaining Wall

- Repair the contributing, stone retaining wall along the east side of the property, per the submitted photographs.
- Remove any/all damaged stone and replace with stone that matches the original material in size, shape, color, and texture.
- Moisten surface with water and solid point 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>).
- The height, depth, and length of the masonry wall is to remain the same following the completion of all repairs.

Install New Privacy Fence

- Remove the existing wood privacy fence and install a new six-foot high (6' H), wood privacy fence along the north property line in the rear yard, per the submitted site plan.
- Style of the new wood fence is to be horizontal wood, per the submitted example photo.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

• **HR-19-09-018**

692 South Champion Avenue

Old Oaks Historic District

Andy Wright (Applicant)

Upward Home Solutions (Owner)

Approve Application HR-19-09-018, 692 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

New Egress Window

- Install one (1) new Redi-Exit, vinyl, one-over-one, single-hung sash, egress window on the third floor of the north gable, per submitted photos.
- In-swing, egress window to be custom-sized to fit the window opening.
- Window operates as a single-hung window, and swings in as a single unit, for emergency exit.

NOTE: This vinyl egress unit is being approved as a "Test Case" only, due to the unavailability of a similar aluminum-clad unit. The window will be located on a side elevation that is not visible from any public right-of-way.

- **HR-19-09-020**
162 West Jeffrey Place **Old Beechwold Historic District**
Rodney Bouc & Diane Nance (Applicant/Owner)
Approve Application HR-19-09-020, 162 West Jeffrey Place, Old Beechwold Historic District, as submitted with any/all clarifications noted:
Modify Previous Approval / Garage Dormer
 - Build a new dormer on the west elevation of the existing, non-contributing, detached, frame garage.
 - New shed-roof, wall dormer to include five (5) double-hung windows.
 - Windows to be Loewen, aluminum-clad wood, standard double-hung sashes.
 - Exterior cladding to match the existing vinyl siding, which owner has in reserve from original construction.
 - Corner boards and fascia to be fiber cement.
 - Roofing for entire garage roof to be Certain Teed, standard 3-tab, “Nickel Gray.”

- **HR-19-08-011a**
596-598 South Ohio Avenue **Old Oaks Historic District**
Ali Khirbeet (Applicant) **Carrington Carter (Owner)**
Approve Application HR-19-08-011a, 596-598 South Ohio Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:
New Dormer
 - Construct new dormer to provide third floor egress on the south elevation.
 - New dormer to have shed roof with asphalt shingles to match existing on main roof.
 - Cladding to be smooth HardieBoard with wood corner boards.
 - New one-over-one, double-hung sash to be Quaker Brighton LS series, to match existing new windows.
 - Final drawings to be submitted to Historic Preservation Office staff, for review and approval by Commissioner Morgan, prior to issuance of a Certificate of Appropriateness.

- **HR-19-09-024**
738 South Champion Avenue **Old Oaks Historic District**
Bryan Law/Power Home Solar (Applicant) **Lucas Sherrill (Owner)**
Approve Application HR-19-09-024, 738 South Ohio Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:
Install Solar Panels / Garage
 - Install ten (10) new solar panels on the south roof slope of the existing, non-contributing garage, per submitted drawings and photographs.
 - New junction box to be located on the west elevation, lower, right side of garage, per submitted photo.
 - Underground cable to extend between garage and existing meter on rear/east elevation of house.

- **HR-19-09-015**
1551 Bryden Road **Bryden Road Historic District**
Bryden Management c/o Laura MacGregor Comek (Applicant/Owner)
Recommend approval of Application HR-19-09-015, 1551 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:
Request for Change of Use and Variance Recommendations
CC 3349.03- Permitted Uses
 - To allow the building to continue the existing use as multi-family, without the requirement for 55+ senior housing, and to allow the building/site, as currently constructed.CC 3349.04 – Height Area and Yard Regulations
 - CC 3349.04(a) -To allow the existing building height, which exceeds the 35 ft. height limit, to remain, as is;
 - CC 3349.04(b) -To reduce lot coverage from 60% required by code, to the approximately 80% that exists;

- CC 3349.04(c) -To reduce the front yard setbacks from 50 ft to 37 ft for Bryden Road, and 10 ft for Kelton Avenue, and to eliminate side and rear yard setbacks (all conditions, as is).

X. OLD BUSINESS

XI. NEW BUSINESS

- 1188 Bryden Road
 - A Code Order for sagging roof, rotted wood, missing slate, etc. was issued by Code Enforcement on February 21, 2017.
 - An application for demolition was received by the property owner on August 21, 2019. No plans for rebuilding or reuse of the space has been submitted.
 - A Notice of Unsafe Building was issued by the Building Department on August 27, 2019.

XII. ADJOURN