

## HISTORIC RESOURCES COMMISSION AGENDA

December 19, 2019

4:00 p.m.

111 North Front Street, Room 204 (Hearing Room)

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

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, January 9, 2020 – 111 North Front Street, 3<sup>rd</sup> Floor, Room 313
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, January 16, 2020 – 111 N. Front St., 2<sup>nd</sup> Floor, Room 204
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, November 21, 2019
- VII. APPROVAL OF STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATION

1. **HR-19-12-003** (*not required to attend*)  
**1551Bryden Road** **Bryden Road Historic District**  
**Bryden Management c/o Laura MacGregor Comek (Applicant/Owner)**
  - **MOVED TO STAFF APPROVAL**

### CONTINUED APPLICATIONS

2. **HR-19-09-022a** (*not attending*)  
**2070-2072 Indianola Avenue** **Iuka Ravine Historic District**  
**Nick Nicaastro (Applicant)** **2064 Indianola LLC (Owner)**

*This application was reviewed at and continued from the September 19, 2019 HRC hearing and continued from the October and November HRC hearings in the absence of the Applicant. A code order has been issued. No new information has been submitted. Applicant requests to be continued to the January 16, 2020 HRC hearing.*

Glass Block Basement Windows
  - Requesting to retain the four (4) glass block windows installed in existing openings on the facade, as installed prior to review and approval.

3. **HR-19-11-006** (*not attending*)

**152 East Northwood Avenue**

**Savvas Ramone, LLC./Demolition Contractor (Applicant)**

**Northwood Park Historic District**

**Oak Pointe Properties, LLC (Owner)**

*This application was reviewed at and continued from the November 21, 2019 HRC hearing. Applicant requests to be continued to the January 16, 2020 HRC hearing.*

Demolish Garage

- Demolish the existing, ca. 1920s frame garage.
- Remove existing deteriorated fence and install new fence, per the submitted site plan.

4. **HR-19-11-008** (*not required to attend*)

**44 West Jeffrey Place**

**Pro Exterior by APCO (Applicant)**

**Old Beechwood Historic District**

**Debra Heimann (Owner)**

- **MOVED TO STAFF APPROVAL**

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

5. **HR-19-11-009**

**664 Oakwood Avenue**

**Jeff Kowalczyk (Applicant)**

**Old Oaks Historic District**

**Greensone Dwellings, LLC (Owner)**

*This application was conceptually reviewed June 20, 2019 and continued from the November 21, 2019 HRC hearing in the absence of the Applicant. This is an ongoing rehab of a vacant house. Revised drawings have been submitted.*

New Front Porch

- Remove remaining non-original front porch deck.
- Build new front porch based on foot-prints shown on 1901 and 1921 Sanborn maps, per submitted drawings.

Build New Rear Porch

- Build new rear porch based on foot-prints shown on 1901 and 1921 Sanborn maps, per submitted drawings.

Install New Windows

- Install new windows on all elevations.
- Window schedule, including measurements for rough openings and all new windows and elevations of all new windows, to be submitted to Historic Preservation Office staff for final review and approval.

Install New Doors

- Replace all non-original or missing doors, per the submitted product cut sheet.

Install New Siding/Façade

- Install new 3” wood, drop siding to façade only, per submitted sample.
- Existing shingles in gables to remain.
- Repair/replace damaged or missing sections of existing vinyl siding on side and rear elevations, as needed, and paint.
- Repair/replace damaged or missing sections of existing vinyl soffit and fascia, as needed.  
NOTE: Damaged/missing sections of siding and soffit/fascia only are approved for replacement. Entire exterior walls or entire fascia and soffit may not be replaced with new vinyl.

Build New Garage

- Build new frame garage, per the submitted drawings.
- Siding to be 7 ¼” reveal HardieBoard, horizontal clapboard siding and asphalt roof.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:15 P.M.**

**NEW APPLICATIONS**

**6. HR-19-12-004**

**677 Bedford Avenue**

**EZ Rebuilds, LLC. (Applicant)**

*Exterior work was completed prior to review and approval.*

**New Windows & Doors**

- Request to retain existing JeldWen aluminum-clad windows, as installed prior to review and approval.
- Request to retain existing second story rear window, as covered on exterior, as installed prior to review and approval.
- Request to retain existing front and rear doors, as installed prior to review and approval.

**Privacy Fence**

- Request to retain existing, 6' H, wood privacy fence in rear yard, as installed prior to review and approval.

**Gutters & Exterior Painting**

- Replace missing and damaged pieces of asbestos cement siding with new cementitious siding, as needed. Paint exterior of house. Paint color chips to be submitted to HPO staff.
- Repair/replace existing gutter system, as needed.

**Front Porch Repair**

- Repair the existing front porch, like-for-like.
- Install new hand railings at porch steps and front service steps.

**Old Oaks Historic District**

**Equity Creations (Owner)**

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

**7. HR-19-12-005**

**1821 Bryden Road**

**Aracelis Rivera (Applicant/Owner)**

*An application, photos, and product information have been submitted.*

**Install New Metal Roof**

- Remove the existing asphalt shingles on the house and garage.
- Install new, metal roofing on house and garage, per the submitted product information.

**Bryden Road Historic District**

**8. HR-19-12-006**

**1262 Bryden Road**

**Jeffrey Konkolewski (Applicant/Owner)**

*An application and photos have been submitted. Façade painted prior to review and approval. A code order has been issued.*

**Exterior Painting**

- Request to retain the current white paint applied to the previously unpainted stone façade and on the previously painted brick side and rear elevations, or to change the color.

**Bryden Road Historic District**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M.**

**9. HR-19-12-007**

**700 South Champion Avenue**

**Fleming & Rocha Investments, LLC. (Applicant)**

*An application and photos have been submitted. All exterior walls painted prior to review and approval. A code order has been issued.*

**Exterior Painting**

- Request to retain the current red paint applied to the previously unpainted brick front, side, and rear elevations.

**Old Oaks Historic District**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:05 P.M.**

**10. HR-19-12-008**

**511 North High Street**

**North Market Historic District**

**Stanley W. Young III (Applicant)**

*An application, photos, and drawings have been submitted. Existing sign is opaque metal cabinet, 14”W x 60” H; routed face with push-thru letters; low voltage LED thru letters only.*

New Projecting Sign

- Remove the existing 5.8 sf, projecting sign.
- Install new 15 sf, opaque aluminum sign cabinet with routed faces and push-thru graphics.
- Face and returns painted semi-gloss black finish.
- Inset border painted white satin finish.
- Letters to be red and white, per the submitted drawings.
- Support bracket to be aluminum tube supports welded to mounting plate with painted black finish.
- All fasteners to be placed into mortar, not into the face of the brick.

**11. HR-19-12-009**

**182 East Long Street**

**Winder’s Motor Sales/Individually Listed Property**

**Kevin Jones, Jr. (Applicant)**

**Del Monte Holdings, III LLC.**

*An application, photos, and drawings have been submitted.*

- Remove existing, non-historic sign cabinet on façade.
- Remove existing, non-historic door, metal door frame and adjacent in-fill panels on façade. Install new door.
- Install new, dark bronze, anodized storefront in existing openings.
- Remove non-original windows and install new windows on all elevations.
- Repaint previously painted sandstone sills and infilled windows, only. All unpainted masonry to remain unpainted.
- Any exterior signage to be submitted to Historic Resources Commission for approval at a future hearing.

**12. HR-19-12-010 (not attending)**

**353 Northwood Avenue**

**Iuka Ravine Historic District**

**Bradley Blumensheid/Rhythm Architecture (Applicant)**

**John & Doreen Sauer (Owner)**

- **APPLICATION WITHDRAWN**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30 P.M.**

**13. HR-19-10-023**

**602 East Town Street**

**East Town Street Historic District**

**David Blair/Shremshock Architects (Applicant)**

**Joe Collins Property, LLC (Owner)**

*Demolition of the carriage house and an addition to the apartment building was conceptually reviewed August 16 and September 20, 2018 and February 21, May 16, and October 17, 2019. A site visit was conducted by HPO staff and Commissioners Henry and McCabe on August 30, 2018 to assess the condition of the carriage house. A comparison of historic maps and tax records indicate a construction date of ca. 1923 for the apartment building and 1850s for the carriage house. HABS documentation of the carriage house has been completed. A revised design was conceptually reviewed September 19, 2019.*

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 24 units to be walk-up flats.
- Materials include dark brick adjacent to rear wing of existing building with clapboard
- To include 14 new surface parking spaces and 4 new interior parking spaces.

- Exterior cladding to include masonry and composite clapboard siding.
- Includes removal of existing Town Street curb cut and entry driveway.

## **STAFF APPROVALS**

- **HR-19-12-001**  
**2043-2057 Waldeck Avenue** **Indianola Forest Historic District**  
**Hometeam Properties (Applicant/Owner)**  
Approve Application HR-19-12-001, 2043-2057 Waldeck Avenue, Indianola Forest Historic District, as submitted with any/all clarifications noted:  
Install New Rubber Roof / Front Porch
  - Remove any/all rubber membrane or rolled roofing on the main roof, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
  - Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
  - Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
  - Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- **HR-19-12-002**  
**912 Bryden Road** **Bryden Road Historic District**  
**Christine Donaldson (Applicant/Owner)**  
Approve Application HR-19-12-002, 912 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:  
Replace Basement Doors
  - Remove the existing, deteriorated, wood basement doors, per the submitted photos.
  - Install new, steel, Bilco basement doors to existing frame, per the submitted product cut sheet.
  - New doors to be painted “Dark Tan” to match existing trim.
- **HR-19-12-003**  
**1551Bryden Road** **Bryden Road Historic District**  
**Bryden Management c/o Laura MacGregor Comek (Applicant/Owner)**  
Upon review of Application # HR-19-12-003, 1551 Bryden Road, Bryden Road Historic District, the Historic Resources Commission recommends approval of the proposed variances, as submitted:  
Request for Variance Recommendation
  1. 3349.03 Use – to legitimize the current use of up to 165 units as multi-family use without senior living restrictions.
  2. 3349.03 Use - To permit commercial uses and storage use for on-site units. Commercial uses limited to office uses unrelated to the apartment units and not otherwise permitted, storage area as principal use for an aggregate area of 25,000 sq.ft. with commercial and storage permitted on first floor only and being specifically a barber shop, beauty salon, financial institution office or automatic teller machine, pharmacy, dry cleaner (depot only) storage space for hospital, medical clinic and office uses.
  3. 3371.01 (f)(1) and (2) Landscape buffer - To eliminate landscape buffer between site lots, eliminate required landscaping for internal and external property lines. Existing conditions to remain, including fencing.
  4. 3371.02 To reduce building lines for internal lots to zero.
  5. 3371.03 (c)(2) Building Lines - To allow 10-foot building and parking setback for 226 feet of Rich Street frontage. To reduce front yard setbacks from 50 feet to 35 feet for Bryden Road frontage and reduced parking and building setback to 10 feet for the Kelton Avenue frontage. This variance also eliminates side and rear yard setbacks as between lots.  
3349.04 - to eliminate the required 50-foot rear yard requirement (existing conditions).

6. 3349.04 - to reduce the side yard requirements to reflect existing conditions from 20 feet to 10 feet along Bryden Road, zero (0) feet for the east setback (vacated alley) and Tiffin St. and to 20 feet along the Kelton Avenue frontages.
7. In addition to the variances (from those already provided in the 1990 council action) are requested only to reconcile current code requirements to the existing legal non-conforming building/site as developed:
  - CCC 3349.04 (a) to allow the existing building height to remain at approximately 55 ft which exceeds the 35 ft height limit;
  - (b) to increase lot coverage from 60% required by code to the approximate 80% that exists;
  - (c) to reduce the front yard setbacks from 50 ft to 37 ft for Bryden Road and 10 feet for Kelton Avenue, and to eliminate side and rear yard setbacks (all conditions as is).
8. The prior Council Variance approved a parking space variance (now in CCC Section 3312.49) of 8 spaces for the main site, with an aggregate not less than 137 from off premise parking lots (from 224 required at that time). Because variances run with the land, no new variance is needed. Rather, this application seeks to affirm the existing variance, now codified by
  - CCC Section 3312.49. Currently there are 8 on site spaces and not less than 137 parking spaces aggregated among the parcels subject of this request (248 required by current code for residential units and up to 100 spaces for commercial).

• **HR-19-11-008**

**44 West Jeffrey Place**

**Pro Exterior by APCO (Applicant)**

**Old Beechwold Historic District**

**Debra Heimann (Owner)**

Approve Application HR-19-11-008, 44 West Jeffrey Place, Old Beechwold Historic District, as submitted with any/all clarifications noted:

Install New Windows

- Remove the existing steel casement windows as follows:
  - Living Room (Front)
  - Dining Room (Front)
  - Living Room (Rear)
  - Kitchen (Rear)
- Install new Marvin Ultimate (clad wood) windows, per the submitted window schedule.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURN**