

HISTORIC RESOURCES COMMISSION MINUTES

Thursday, November 21, 2019

4:00 p.m.

111 N. Front Street, Room 204

Commissioners Present: Clyde Henry (Chairperson), Steward Gibboney, Joseph McCabe,
Erin Prosser, Dan Morgan (4:02), Jackie Barton (4:06)

City Staff Present: Kimberly Barnard

- I. CALL TO ORDER – 4:01 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, December 12, 2019 – 111 N. Front Street (Michael B. Coleman Government Center); Third Floor, Room 313
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, December 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, September 19, 2018.
MOTION: Gibboney/McCabe (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/Gibboney (5-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. **HR-19-10-015**
271-277 South Champion Avenue
Able Roof (Applicant)
• **MOVED TO STAFF APPROVAL**
Old Oaks Historic District
Hailu, Yeshashwork & Selemrn (Owner)
2. **HR-19-09-022a**
2070-2072 Indianola Avenue
Nick Nicastro (Applicant)
Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.
Iuka Ravine Historic District
2064 Indianola LLC (Owner)



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

Commissioner Comments:

- Commissioners directed the applicant to utilize resources to determine the age of the house in question.
- If safety is a concern the HRC guidelines provide instructions on how best to address concerns, glass block is not an option.
- Commissioners suggested copying the existing side window which was likely what was originally on the front of the house to replace the unapproved windows.

MOTION: Barton/Prosser (5-0-1[Morgan-abstain]) CONTINUED

3. HR-19-10-017

1445 Summit Street

Orton Memorial Lab/Individually Listed

Property

Steven Schwope/New Avenue Architects (Applicant)

ACUHO-I Management, LLC (Owner)

- **MOVED TO STAFF APPROVAL**

4. HR-19-10-018

146 East Northwood Avenue

Northwood Park Historic District

George Kanellopoulos (Owner)

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

Table Application # HR-19-09-018, 146 East Northwood Avenue, Northwood Park Historic District, in regard to construction of a new garage. Applicant is to submit a measured site plan and elevation drawings within five (5) months (April 2020 hearing) for review by the Historic Resources Commission.

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

NEW APPLICATIONS

5. HR-19-11-006

152 East Northwood Avenue

Northwood Park Historic District

Savvas Ramone, LLC./Demolition Contractor (Applicant)/ Oak Pointe Properties, LLC (Owner)

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

Table Application # HR-19-09-006, 152 East Northwood Avenue, Northwood Park Historic District, in regard to demolition of a garage, and direct Historic Preservation Office staff to place on the December 19, 2019 Historic Resources Commission agenda for further review.

Commissioner Comments:

- The Commissioners suggested the applicant review standards for upkeep, available online. Specifically pg. 100 of the HRC Guidelines which covers demolition and demolition requests [found here: <https://www.columbus.gov/Templates/Detail.aspx?id=2147508986>]
- Commissioners will not approve demolition without a timeframe for replacement.

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

6. HR-19-11-007

662 South Champion Avenue

Old Oaks Historic District

Aaron J. McDaniel (Applicant/Owner)

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

In the absence of the Applicant, continue Application # HR-19-11-007, 662 South Champion Avenue, Old Oaks Historic District, in regard to removal of box gutters, and direct Historic Preservation Office staff to place on the December 19, 2019 Historic Resources Commission agenda for further review.

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

7. HR-19-11-008

44 West Jeffrey Place

Old Beechwold Historic District

Pro Exterior by APCO (Applicant)

Debra Heimann (Owner)

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

Continue Application # HR-19-11-008, 44 West Jeffrey Place, Old Beechwold Historic District, in regard to replacement of windows, and direct Historic Preservation Office staff to place on the December 19, 2019 Historic Resources Commission agenda for further review.

Commissioner Comments:

- Commissioners all agreed that safety was an issue present with the existing deteriorated steel casement windows.
- The current mutins and mullion pattern proposed did not match the current windows closely enough.
- Commissioners suggested that the new window patterns would need to follow what is existent but they would be okay with changing window operability if the historic integrity were to remain.

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

8. HR-19-07-014

511-555 Park Ave. (North Market Historic District)

Nicholas Munoz/Meyers + Associates (Applicant)/ Park Spruce Acquisitions, LLC (Owner)

MOVED TO STAFF APPROVAL

9. HR-19-11-009

664 Oakwood Avenue

Old Oaks Historic District

Jeff Kowalczyk (Applicant)

Greensone Dwellings, LLC (Owner)

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

In the absence of the Applicant, continue Application # HR-19-11-009, 664 Oakwood Avenue, Old Oaks Historic District, for the ongoing rehab of a vacant house, to allow Applicant time to submit additional required information, and direct Historic Preservation Office staff to place on the December 19, 2019 Historic Resources Commission agenda for further review.

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

10. HR-19-11-010

689 Wilson Avenue

Old Oaks Historic District

Mason Lindsay (Applicant)

AEM Services, LLC (Owner)

- **MOVED TO STAFF APPROVAL**

11. HR-19-11-011

**791 Bryden Road
Jaye Meier (Applicant)**

- **MOVED TO STAFF APPROVAL**

**Bryden Road Historic District
Chris Bernard (Owner)**

12. HR-19-11-012

**1223 East Main Street
Stephanie Hayward/ Architecture (Applicant)**

- **MOVED TO STAFF APPROVAL**

**E.O. Snyder Grocery/Individually Listed Property
Danielle Rohrbach (Owner)**

13. HR-19-11-013

**1233 East Main Street
Stephanie Hayward/ Architecture (Applicant)**

- **MOVED TO STAFF APPROVAL**

**The Clifton/Individually Listed Property
Danielle Rohrbach (Owner)**

14. HR-19-11-014

**615 East Town Street
Benjamin M. Babeaux (Applicant/Owner)**

- **MOVED TO STAFF APPROVAL**

East Town Street Historic District

15. HR-19-11-015

**530 East Rich Street
Michael Shannon, attny. For Schiff Capital (Applicant)
Choices for Victims of Domestic Violence, Inc. (Owner)**

- **WITHDRAWN**

East Town Street Historic District

STAFF APPROVALS

• **HR-19-11-016**

1478-1480 Bryden Road

Bryden Road Historic District

Elaine Paris (Applicant/Owner)

Approve Application HR-19-11-016, 1478-1480 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof / Front Porch

- Remove all asphalt shingles on the front porch roof of the house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Install new asphalt shingles. Manufacturer and color to be:

<input type="checkbox"/> CertainTeed	Carriage House (standard 3-tab)	<input type="checkbox"/> Nickel Gray
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• **HR-19-11-017**

771 Linwood Avenue

Old Oaks Historic District

Hannibal Beyene (Applicant/Owner)

Approve Application HR-19-11-017, 771 Linwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof / House & Garage

- Remove all asphalt shingles on the main roof of the house and the garage 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 metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
	Natural Slate	<input type="checkbox"/> Traditional Slate Color Palette
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate
<input type="checkbox"/> GAF	TruSlate	<input type="checkbox"/> Mystic Grey <input type="checkbox"/> Greystone

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”

- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Landscaping & Gazebo

- Install a new gazebo in the rear yard.
- Drawing or product cut sheet for gazebo (including dimensions-height, width, and length) to be submitted to Historic Preservation Office staff for review and approval, prior to installation.
- Plant new grass or re-sod, as needed.
- Install new shrub plantings.

Install New Privacy Fence

- Remove the existing wood, stockade fence in the rear yard, and install a new six-foot high (6' H), wood privacy fence in the same location, per the submitted photos.
 - Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
 - 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-19-11-018**

237 East Northwood Avenue

Northwood Park Historic District

Kenneth J. Snow (Applicant/Owner)

Approve Application HR-19-11-018, 237 East Northwood Avenue, Northwood Park 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 front porch roof down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- 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-19-11-019**

781 Kimball Place

Old Oaks Historic District

IX Property Solutions/Baily & Watts Co., LLC (Applicant)

Patrick Martin (Owner)

Approve Application HR-19-11-019, 781 Kimball Place, Old Oaks Historic District, as submitted with any/all clarifications noted:

Rebuild Bay Window

- Rebuild the three-window bay on the south elevation that was removed by a previous owner prior to review and approval.
- New bay to be built, like for like, based on photographs and existing physical evidence.
- Window openings to match the size and detail of existing double-hung windows.

Power Wash

- Clean all unpainted masonry (exterior brick walls, stone foundation, stone window sills/lintels) in accordance with industry standards and Columbus City Codes. To avoid damage to brick or stone, pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip.
- Remove existing paint from stone window/door sills and lintels, or leave, as is. No new paint is to be applied.
- Power wash existing vinyl siding on house and garage, as needed.

Repair/Replace Vinyl Siding, Soffit/Fascia Wrap & Porch Ceiling

- Non-original, vinyl siding, soffit/fascia wrap and vinyl porch ceiling are existing.
- Examine all vinyl siding and soffit/fascia wrap and vinyl porch ceiling, and replace any/all missing and damaged vinyl with vinyl stock of the same profile, as needed; like-for-like.
- Paint with the appropriate paint for vinyl. Paint color chips to be submitted to Historic Preservation Office staff.

NOTE: Damaged/missing sections of siding and soffit/fascia and ceiling only are approved for replacement. Entire exterior walls or entire fascia and soffit may not be replaced with new vinyl.

Install New Windows (Full Frame Replacement)

- Remove all deteriorated wood windows on the first and second story of the house.
- 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 must be custom sized to fit the historic openings, without the installation of additional trim.
- Complete window schedule (including rough opening measurements, new window measurements, and window elevations) to be submitted to Historic Preservation Office staff for review and approval, prior to installation of new windows.
- The two (2) cottage style windows on the first floor of the façade are to be retained and repaired. New low profile storm windows may be installed.
- Glass block is existing in the basement windows and is not required to be removed at this time.
- The three (3) non-original, wood, 1/1 double-hung sash in the front dormer are not requested for replacement. Make all necessary repairs to insure proper operation of upper and lower sashes and paint.
- One window opening on the first floor of rear/west elevation (south end) is to be walled over on the interior. A new window is to be installed in the opening. Paint the interior of the window glass black or paint the exterior of the drywall black.

Install New Privacy Fence

- Remove the existing wood privacy fence in the rear yard, and install a new six-foot high (6' H), wood privacy fence. Site plan to be submitted to Historic Preservation Office staff for review and approval, prior to installation.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
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.

Railings /Front Porch

- Paint all existing metal porch railings and stair railings, as needed. Color to be "Black."

• **HR-19-11-020**

758 Bedford Avenue

Old Oaks Historic District

Patrick & Suzanne Diehl (Applicant/Owner)

Approve Application HR-19-11-020, 758 Bedford Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all wood double-hung and casement windows, as needed, with new materials of exact same dimension and profile; like-for-like.
- Remove the three (3) existing vinyl windows. Install new, custom-built wood windows to match existing original windows.
- Repair existing basement windows, or install new, custom-built wood windows to match original windows.
- Repair existing storm windows or install new, low profile aluminum storm windows, as needed.

Repair/Replace Doors

- Retain and repair the existing, original, wood, three-quarter lite front door and transom.
- Remove non-original side and rear doors with new, steel doors, per the submitted product cut sheet.

Front Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, 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, tongue and groove, 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, tongue and groove wooden, porch flooring.
- Retain and repair the original, wooden front porch privacy railing and columns, as needed, with like material of same dimension and profile as the existing; like-for-like.
- Fiberglass columns may be used. Cut sheet for new fiberglass columns to be submitted to Historic Preservation Office staff for review and approval, prior to installation.
- Install ply-bead or wood planks on the unfinished porch ceiling.
- Remove deteriorated, latticework skirting. Install new, framed out, wood lattice work skirting.

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 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 Stuccoed gables – "White"; Wood Trim – "Gray." Final paint color chips to be submitted for the file.
- **Any previously unpainted, masonry (i.e., exterior brick walls, stone foundation), is to remain unpainted.**
- **Any previously painted masonry (stone window/door sills and lintels; caps on front porch piers) is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

New Rear Porch Stoop

- Remove the existing, non-original, deteriorated rear porch stoop.
- Build a new, wood stoop of similar dimensions. Applicant has the option to install wood balusters or a privacy railing to match the front porch design.

Install New Privacy Fence

- Remove the existing, deteriorated, wood privacy fence in the rear yard, and install a new six-foot high (6' H), wood privacy fence. Site plan for new fence to be submitted to Historic Preservation Office staff for review and approval, prior to installation.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-foot high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- 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-19-11-021**

12 West Jeffrey Place

James Cox/Vic Art Masonry, LLC. (Applicant)

Old Beechwold Historic District

Denise Jacobs (Owner)

Approve Application HR-19-11-021, 12 West Jeffrey Place, Old Beechwold Historic District, as submitted with any/all clarifications noted:

Reconstruct Masonry Porches

- Reconstruct two (2) masonry porches at the northeast and southeast side of the house.
- Remove existing concrete.
- Clean original brick and limestone for reuse.
- Excavate for new footings. Form and place new footers, per submitted drawings.
- Install new CMU foundation for two (2) porches.
- Reconstruct cheek walls with original brick. Reinstall limestone caps.
- Form and place a new concrete slab on each porch in original dimensions, per submitted drawings.

• **HR-19-11-001**

1297-1299 Bryden Road

Mark Inks/Member (Applicant)

Bryden Road Historic District

Bryden Road Partners, LLC. (Owner)

Approve Application HR-19-11-008, 1297-1299 Bryden Road, Bryden Road Historic District, for renewal of expired COA # 18-6-3 (Expired: June 18, 2019), exactly as previously approved, with the one (1) modification, being that the garages will be moved to the north, per the revised site plan. Renewal is for a period of one (1) year.

New Construction

- Build a new, two-family dwelling with two, detached two-car garages, per the submitted drawings.
- Exterior cladding for house to be brick.
- Windows to be aluminum-clad wood, two-over-two, double-hung sash windows.
- Roofing to be asphalt shingles from the approved shingles list.
- Front elevation doors to be half-lite, composite doors. Exterior cladding for garages to be HardiePlank, horizontal siding.
- Pedestrian doors to be Therma-Tru half-lite doors.
- Overhead garage doors to be metal carriage style.
- Cut sheets for all doors, windows, siding, exterior light fixtures, shingles to be submitted to HPO staff prior to issuance of a Certificate of Appropriateness.

• **HR-19-11-002**

626-628 Wilson Avenue

Old Oaks Historic District

J. Enterprises Construction, Inc. c/o Lachelle Lane (Applicant) Compuname LLC. (Owner)

Approve Application HR-19-11-002, 626-628 Wilson Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood soffits, fascia, and crown molding on all elevations of the two-family dwelling and front porch, as needed, with new wood of exact same profile and dimension; like-for-like.

Spot Tuck Point

- Check all mortar joints for soundness on the exterior brick walls and stone foundation on all elevations. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Repair Masonry Chimneys

- Retain and repair the four (4) existing brick chimneys.
- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture, like-for-like.
- 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 Basement Windows

- Examine all basement windows on all elevations and make all necessary repairs to insure proper operation. All replacement wood to be of exact same dimension and profile as the original; like-for-like.
- Replace missing or broken basement windows with new windows from the approved windows list.
- Any/all new basement windows to be two-light fixed, hopper, or awning windows, to match original windows.

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 must be custom sized to fit the historic openings, without the installation of additional trim.
- Complete window schedule, including window elevations, rough opening measurements, and new window measurements, to be submitted to Historic Preservation Office staff for final review and approval, prior to installation of above grade and basement windows.

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

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof and dormer cheeks with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.

Replace Porch Ceiling

- Remove and dispose of existing porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.

- New material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' "Classic" style Ply-Bead; prime exposed surface complete.
- Paint/stain color chip to be submitted to Historic Preservation Office staff for final review and approval.

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 two-family dwelling and front porch 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, stone foundation, brick window/door sills and lintels.) is to remain unpainted.**
- **Any previously painted masonry (i.e., the stone coping on the front porch railings) is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chip for any previously painted masonry is to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Install New Concrete Steps and Sidewalks

- Remove any/all deteriorated, concrete front porch steps, service steps, and/or concrete sidewalks, as needed, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete steps and/or sidewalks in the exact same location and of the same dimensions.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Install New Doors

- Remove the two (2) non-original front doors and jambs, the two (2) non-original rear doors and jambs, and the two (2) deteriorated, original side elevation doors.
- Install new doors and jambs sized to fit the existing openings. Front doors must be wood. Side and rear doors may be wood, fiberglass, or metal.
- Cut sheets for all doors to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- All transoms above the front and rear doors to be retained and repaired, or replaced to fit existing openings.

• **HR-19-11-003**

1166 Bryden Road

Bryden Road Historic District

Fred & Kate Hutchison (Applicant/Owner)

Approve Application HR-19-11-003, 1166 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Repair Wood Trim / Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the brick portion of the single-family dwelling, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like. Replace cedar shakes in gables, as needed, to match existing profile.
- Prepare all exterior, wooden surfaces on the brick portion of the single-family dwelling 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 colors to be "Stone," "Elephant," "Slate," and "Coral," per the submitted paint color schedule.
- Unpainted stone foundation, stone water table, stone window sills/lintels, and stone window surround on façade are to remain unpainted.

Repair Windows

- Examine all windows on the brick portion of the single-family dwelling, as needed, and make all necessary repairs to insure proper operation of upper and lower sashes. All new wood materials to be of exact same dimension and profile; like-for-like.
- Scrape and sand, as needed, and apply primer and paint per the submitted paint color schedule.

• **HR-19-11-004**

113 East Frambes Avenue

Indianola Forest Historic District

Hometeam Properties (Applicant/Owner)

Approve Application HR-19-11-004, 113 East Frambes Avenue, Indianola Forest Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the ca. 1965 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.
- Install new asphalt shingles. Manufacturer and color to be:
[] CertainTeed Carriage House (dimensional) [] Stonegate Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."

• **HR-19-11-005**

77-79 East Frambes Avenue

Indianola Forest Historic District

NorthSteppe Realty (Applicant)

Richard Graff, Inc. (Owner)

Approve Application HR-19-11-005, 77-79 East Frambes Avenue, Indianola Forest Historic District, as submitted with any/all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
- 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 colors to be: Body – PPG "Volcanic Ash" and Trim – "White".
- Unpainted concrete block foundation is to remain unpainted.

• **HR-19-10-015**

271-277 South Champion Avenue

Old Oaks Historic District

Able Roof (Applicant)

Hailu, Yeshashwork & Selemrn (Owner)

Approve Application HR-19-11-015, 271-277 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all slate on the main roof of the dwelling, 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.

• **HR-19-10-017b**

1445 Summit Street

Orton Memorial Lab/Individually Listed

Property

Steven Schwope/New Avenue Architects (Applicant)

ACUHO-I Management, LLC (Owner)

Upon review of Application #HR-19-10-017b, 1445 Summit Street, Orton Memorial Lab/Individually Listed Property, the proposed variances are recommended for approval, as submitted:

Request for Variance Recommendation

1. 3312.25, To provide maneuvering for parking spaces #6 - #10 through stacked parking spaces #1-#5. (previously approved)
2. 3312.27(4), To reduce the required parking setback along East 8th Avenue from 10 feet to 1 foot, 2 inches. (previously approved)
3. 3312.29, To allow access to parking spaces #6-#10 through stacked parking spaces #1-#5. (previously approved)
4. 3312.49(C), To reduce the minimum number of required additional parking spaces from 7 to 0. (previously approved)
5. 3363.24(B), To reduce the required building setback from 25 feet to 0 feet along East 8th Avenue. (previously approved).
6. **3312.21(B)(1)**, To pave the area and not provide landscaping within the parking setback.
7. **3312.21(D)(1)**, To provide no landscaped area and to reduce the height of the screening from 5 feet to 3.5 feet.
NOTE: Variance #6 and #7 are supported because the Commission previously approved the expansion of the parking area (COA#17-1-5b/1/19/2017), which included removal of the landscape buffer along Eighth Avenue.

• **HR-19-11-010**

689 Wilson Avenue

Old Oaks Historic District

Mason Lindsay (Applicant)

AEM Services, LLC (Owner)

Approve Application HR-19-11-010, 689 Wilson Avenue, Old Oaks Historic District, as submitted with any/all clarifications noted:

Build New Garage

- Build a new, 20' x 20', two-car, frame garage, per the submitted drawings.
- Exterior to be Restoration Smooth Double, 4 ½", Colonial White vinyl siding.
- One 16' x 7' overhead door, to be per the submitted product cut sheet.
- Roofing to be Owens Corning, (standard 3-tab), “Estate Gray.”
- Corner boards to be 1x4 wood (no faux grain composite).
- One six-panel steel service door to be half-light or four-panel, steel door.

Remove Rear Porch Deck and Install New Rear Steps

- Remove the non-original, concrete, rear porch deck.
- Install new wood steps and metal hand railing.

New Patio

- Install new flagstone and pea gravel patio and walkway to garage.

Repair Vinyl Soffit & Fascia / House

- Repair/replace damaged or missing sections of existing vinyl soffit and fascia, as needed.

NOTE: Damaged/missing sections of soffit/fascia only are approved for replacement. Entire fascia and soffit may not be replaced with new vinyl.

Remove and Install New Asphalt Shingle Roof / House

- Remove all asphalt shingles on the main roof and front porch roof of the house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged 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.

Install New Privacy Fence

- Install a new six-foot high (6' H), wood privacy fence along the alley on both sides of the new garage, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-foot high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- 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-19-11-011**

791 Bryden Road

Jaye Meier (Applicant)

Approve Application HR-19-11-011, 791 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications noted:

Install Soar Panels

- Install solar panels on the rear facing roof slopes of the gabled section of the house, per the submitted roof plan.
- Install solar panels on the low-pitched section of the house, per the submitted roof plan.
- Some panels on the low-pitched roof to be ballasted.

Bryden Road Historic District

Chris Bernard (Owner)

• **HR-19-11-012**

1223 East Main Street

Stephanie Hayward/ Architecture (Applicant)

Approve Application HR-19-11-012, 1223 East Main Street, E.O. Snyder Grocery/Individually Listed Property, as submitted with any/all clarifications noted:

Install ADA Ramp

- Install a new ADA ramp at the existing entrance on the south elevation of the building.
- NOTE: The change in elevation does not exceed six inches (6"), so no handrail is required.

New Patio

- Build approximately eleven feet (11') of additional wall to screen the new patio on the south side of the building (*work completed*).
- Install new metal picket railing on top of new brick wall.

E.O. Snyder Grocery/Individually Listed Property

Danielle Rohrbach (Owner)

- All but 11' of the new patio is on a separate parcel than the individually listed building.

Modify Rear Entrance

- Eliminate the previously approved sidelight on the new south elevation doorway.
- Install a transom above the door.

• **HR-19-11-013**

1233 East Main Street

Stephanie Hayward/ Architecture (Applicant)

The Clifton/Individually Listed Property

Danielle Rohrbach (Owner)

Upon review of Application #HR-19-11-013, 1233 East Main Street, The Clifton/Individually Listed Property, the proposed variances are recommended for approval, as submitted:

Request for Rezoning Recommendation

- Rezone the lot at 1233 East Main Street from the existing C-4, which does not allow residential units on the ground floor, to R-4, to return the building to its original use of four (4) dwelling units.
- Two residential units to occupy level one, and two residential units to occupy level two.

• **HR-19-11-014**

615 East Town Street

Benjamin M. Babeaux (Applicant/Owner)

East Town Street Historic District

Approve Application HR-19-11-014, 615 East Town Street, East Town Street Historic District, as submitted with any/all clarifications noted:

Add Egress Door Opening / Carriage House

- Create new door opening on the west elevation of the carriage house. Door opening to be located in approximate location of a bricked in window opening, per the submitted photographs.
- Product cut sheet for new door to be submitted to Historic Preservation Office staff, prior to installation of the new door.
- NOTE: New egress door proposed to provide access for second floor of carriage house that will serve as guest accommodation/apartment/office/ or loft painting studio. No variances required due to being located within the Downtown District.

X. OLD BUSINESS

XI. NEW BUSINESS

- As of December 1, 2019 staff will not be present at the HRC hearings due to being short staffed.

XII. ADJOURN Morgan/McCabe (6-0-0) 4:47PM