

HISTORIC RESOURCES COMMISSION

AGENDA

July 16, 2020

4:00 p.m.

Virtual Hearing via Webex

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, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

I. CALL TO ORDER

NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, August 6, 2020
Virtual Hearing via Webex

II. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, August 20, 2020 – Virtual Hearing via Webex

III. SWEAR IN STAFF

IV. INTRODUCTION OF COMMISSIONERS PRESENT

V. APPROVAL OF [MINUTES](#) – Thursday, May 21, 2020

VI. APPROVAL OF STAFF APPROVALS

VII. PUBLIC FORUM

VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

[STAFF REPORT](#)

CONTINUED APPLICATIONS

1. [HR-20-06-030b](#)

659-661 South Champion Avenue

Old Oaks Historic District

Jeffrey Steele (Applicant)

New Windows

- Remove original, aluminum Jalousie and Chicago style windows on the ca. 1964 duplex.
- Install new windows, per submitted product cut sheets.

Restore Planter

- Build a new brick planter at 659 S. Champion, in same location and of same dimensions as original planter, based on existing planter at 661 S. Champion.
- Bricks from interior of 661 S. Champion planter to be reused to build new planter.

The following is from the June 18, 2020 HRC minutes:

Continue Application HR-20-06-030b, in regard to new windows and doors, and direct Historic Preservation Office staff to place on the July 16, 2020 Historic Resources Commission agenda for further review.

Commissioner Comments:

- *If new windows are approved, any new windows should mimic the pattern and division of glass of the existing Jalousie windows. Mid-Century buildings are very popular now, and require the Commission's protection.*
- *Will need a good reason to allow replacement if the existing windows are not highly deteriorated.*

- *The efficiency of aluminum windows is less than wood or steel.*
- *The brick planters are integral to the style of the building. The Commission encourages rebuilding the missing planter.*

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

NEW APPLICATIONS

2. [HR-20-07-011](#)

1251 Bryden Road Bryden Road Historic District
Central Community House (Applicant)

Modify Previous Approval

- Retain the new door opening, modified from a window, as previously approved.
- Convert a second-story, rear elevation landing, originally approved and installed for an external staircase, into a balcony for residential use.

3. [HR-20-07-012](#)

2043-2057 Waldeck Indianola Forest Historic District
Hometeam Properties (Applicant)

New Rear Porches

- Remove non-original, wood decks and benches, concrete steps, and portions of original door hood/overhang roofs.
- Build new rear porches, per submitted drawings.

4. [HR-20-07-013](#)

1424 North Fourth Street New Indianola Historic District
William Kline (Applicant) 1424 North Fourth Street, LLC. (Owner)

- Build new rear, first and second story decks with privacy railings, per submitted photos and drawings.
- Install new engineered wood siding and trim on existing, frame, rear addition.

5. [HR-20-07-014](#)

1687 Bryden Road Bryden Road Historic District
Jeff Welch, Sr/K.D. Yoder & Assoc. (Applicant)

New Windows

- Remove existing windows on first and second story of façade.
- Install new Marvin clad wood windows to match windows previously approved for replacement.

6. [HR-20-07-015](#)

529 & 539 East Town Street East Town Street Historic District
Matthew Loving (Applicant)

Install New Fence

- Replace existing 36" wrought iron with 6' wrought iron (same style custom made by Fortin) in front of 529 (North Side) and continue constructing new 6" fencing along the entire front (North Side) of 539 E Town St.
- Replace fencing on the west side of 529 boundary that runs from the front NW corner of 529 E Town St due south for 25' feet then due west for 5 feet and tie into the NE corner of 525 E Town St.
- Construct fencing for east side boundary for 539 E Town St that would run from the front NE corner due south along the property line 25' then run due east 5' to tie into the NW corner of 545 E Town St.
- The existing 36" wrought iron boundary fence between 529 and 539 would remain.
- The owners of 525 E Town St and 545 E Town St are agreeable to the wrought iron fencing terminating into the corners of their buildings.

7. [HR-20-07-016](#)

530 East Rich Street

East Town Street Historic District

Jamie Oberschlake/Schiff Capital (Applicant)

Michael Schiff (Owner)

Demolition

- Proposed demolition of portions of rear sections of both houses and the connector between the houses.
- Demolition of the concrete block addition and the two garages.

Renovation/ Two Historic Houses

- Roofing to be GAF Slateline, Antique Slate.
- Paint colors to be: Previously painted brick body – SW7023 “Requisite Gray;” Windows & Trim – “White.”

Construct New Rear Addition

- Construct new rear addition with 30 dwelling units.
- New structure to be four stories with a loft.
- Exterior materials to include Glen-Gery “Aberdeen” brick veneer; lap siding; split-face stone.
- Color for panels, lap siding, and trim to be SW7047 “Porpoise.”
- Roofing to be GAF Slateline, Antique Slate.
- Windsor windows to be “Dark Bronze.”
- Site to include 30 parking spaces.

8. [HR-20-07-017](#)

201-217 South 17th Street

Bryden Road Historic District

Austin Rutherford (Applicant)

New Windows

- Remove all existing aluminum casement windows (total 36 windows) on the ca. 1955 apartment building.
- Install new Marvin Elevate fiberglass windows, per the submitted window schedule.

STAFF APPROVALS

• **HR-20-07-001**

4827 Olentangy Blvd.

Old Beechwold Historic District

Serv-Pro of NE Columbus (Applicant)

Jeff Clifton (Owner)

Approve Application HR-20-07-001, 4827 Olentangy Blvd., Old Beechwold Historic District, as submitted with any/all clarifications, as noted.

Repair Fire Damage

- Make all necessary repairs to the fire damaged roof, as needed. Install new shingles to match existing, Certainteed Hallmark “Bronzed Brown.”
- Make all necessary repairs to the fire damaged exterior walls, as needed. New stucco to match color and texture of existing stucco, like-for-like.

• **HR-20-07-002**

686 South Champion Avenue

Old Oaks Historic District

Daniel Winks (Owner)

Approve Application HR-20-07-002, 686 South Champion Avenue, Old Oaks Historic District, as submitted with any/all clarifications, as noted.

Install New Privacy Fence

- Remove the existing chain-link fence in the rear yard, and install a new six-foot high (6’ H), wood privacy fence, on or within property lines, in the rear yard, per the submitted site plan.
- Style of the new wood fence to be board-on-board, straight-cut or dog-eared (not stockade) wood fence with the 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-20-07-003**

200 West Jeffrey Place

Old Beechwold Historic District

Andrew Lipka (Owner)

Approve Application HR-20-07-003, 200 West Jeffrey Place, Old Beechwold Historic District, as submitted with any/all clarifications, as noted.

Deck Repair

- Make all required repairs to the existing rear deck, as needed, per submitted photos.
- All replacement materials to be wood of the same dimensions as existing.
- Paint/stain deck, as needed, SW2820 “Downing Earth.”

• **HR-20-07-004**

668 Wilson Avenue

Old Oaks Historic District

Kiernan Smith (Owner)

Approve Application HR-20-07-004, 668 Wilson Avenue, Old Oaks Historic District, as submitted with any/all clarifications, as noted.

Gables Restoration

- Remove all non-original and deteriorated materials in the front gable, as needed, and install new wood clapboard and trim. Install five (5) new, wood craftsman brackets to support roof overhang, per submitted drawings.
- Repair/replace existing wood siding in rear gable, as needed, like-for-like. Restore boarded-up window, per submitted drawings.
- Install new "clay finish" aluminum gutters and downspouts to replace exiting white aluminum gutters.
- New paint scheme to be per submitted paint schedule: SW2816 “Rookwood Dark Green;” SW2802 “Rookwood Red;” SW7541 “Grecian Ivory.”

• **HR-20-07-005**

1191 Bryden Road

Bryden Road Historic District

Amy Genter (Owner)

Approve Application HR-20-07-005, 1191 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications, as 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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> Owens Corning	<input type="checkbox"/> (standard 3-tab)	<input type="checkbox"/> 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-20-07-006**

1438 Bryden Road

Bryden Road Historic District

Aaron Blevins (Applicant)

Wilbur Cheney (Owner)

Approve Application HR-20-07-006, 1438 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications, as 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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[] GAF	Royal Sovereign (standard 3-tab)	[] Nickle 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-20-07-007**

1424 North Fourth Street

William Kline (Applicant)

New Indianola Historic District

1424 North Fourth Street, LLC. (Owner)

Approve Application HR-20-07-007, 1424 North Fourth Street, New Indianola Historic District, as submitted with any/all clarifications, as noted.

Restore Windows

- Remove concrete block from blocked-in window opening on first floor of south elevation, per submitted photos.
- Install three (3) new windows to match size of windows above on second floor. New windows to be JeldWen, per submitted window schedule.
- Replace broken stone lintel with new Indiana limestone lintel, to match existing.
- Patch brick around window opening, as needed. New or salvaged brick to match existing brick in size, color, and texture. New mortar to match color and joint profile of existing.
- New windows to be three (3) separate units, with mullions built, on-site, to match existing on second floor.
- Brickmould to match existing windows.
- Replace broken stone lintel above the front door and above the three windows on the first floor of the façade.

Front Porch Repairs

- Remove any non-original or broken stone caps on the brick porch pillars, on the brick privacy railing, and on the brick piers flanking the steps.
- Install new stone caps to match originals, like-for-like.
- Remove all defective material on front porches. 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>).

Spot Tuck Point

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

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>).

• **HR-20-07-008**

1424 North Fourth Street

William Kline (Applicant)

New Indianola Historic District

1424 North Fourth Street, LLC. (Owner)

Approve Application HR-20-07-008, 1424 North Fourth Street, New Indianola Historic District, as submitted with any/all clarifications, as noted.

Install New Windows (Full Frame Replacement)

- Replace all non-original, vinyl windows in the two-family dwelling.
- Remove the entire existing window to the studs/rough opening, (sashes, jambs, and brick mold).
- Install a complete new window (sashes, jambs, and brick mold).
- New windows to be JeldWen Sitaline, one-over-one, double-hung sash windows, per the submitted window schedule. Exterior color: “Brilliant White.”

Install Exterior Doors

- Replace all missing and non-original exterior doors.
- Install new, exterior doors, per submitted product cut sheets.
- Three (3) new doors on front elevation to be nine-lite/full-view, wood doors, Simpson, Nantucket Collection #77109.
- Two (2) new doors on rear elevation to be half-lite/two panel wood doors, Simpson, Nantucket Collection #77044.

• **HR-20-07-009**

1029 Bryden Road

Able Roof (Applicant)

Bryden Road Historic District

Jayson Wickard (Owner)

Approve Application HR-20-07-009, 1029 Bryden Road, Bryden Road Historic District, as submitted with any/all clarifications, as noted.

Soffit & Fascia Repair:

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

Gutters

- Clean gutters and install Leaf Logic gutter guards on all gutters.

• **HR-20-07-010**

640 Oakwood Avenue

Cody Jokela (Applicant)

Old Oaks Historic District

Prescott & Judie Brown (Owner)

Approve Application HR-20-07-010, 640 Oakwood Avenue, Old Oaks Historic District, as submitted with any/all clarifications, as 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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> 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.

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURN