

HISTORIC RESOURCES COMMISSION

AGENDA

August 20, 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
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, September 3, 2020
Virtual Hearing via Webex
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, September 17, 2020 –
Virtual Hearing via Webex
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF [MINUTES](#) – Thursday, July 16, 2020
- VII. APPROVAL OF STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. [HR-20-07-012](#)
2043-2057 Waldeck **Indianola Forest Historic District**
Hometeam Properties (Applicant)
New Rear Porches
 - Remove non-original, wood decks and benches, and concrete steps.
 - Build new rear porches, per submitted drawings.
2. [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.

3. [HR-20-07-016b](#)

530 East Rich Street

Jamie Oberschlake/Schiff Capital (Applicant)

East Town Street Historic District

Michael Schiff (Owner)

New Roofing

- Remove existing asphalt shingles on the main roofs of the two (2) existing historic houses.
- Install new GAF Slateline “Antique Slate” asphalt shingles.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Spot Tuck Point

- Check all mortar joints on all elevations of the two (2) existing historic, brick houses 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>).

West House

- Exterior Painting - Previously painted exterior brick walls – SW2819 “Downing Slate;” Windows & Trim – “White.”
- Clean, patch, and repair existing masonry on rear elevation in areas exposed by demolition.
- Install new Windsor Pinnacle Clad Wood window on the north and east elevations. Retain other existing vinyl windows.
- Convert interior doors to windows on rear elevation following demolition.
- Install new excavated basement stairs on rear elevation following demolition.
- Remove non-original entry door and transom on façade and install new wood, ¾ lite door, transom, and sidelight. Retain and repair existing door in setback of façade.

East House

- Exterior Painting - Previously painted exterior brick walls – SW2826 “Colonial Revival Green Stone” Windows & Trim – “White.”
- Remove one (1) window on rear elevation and infill with brick.
- Clean, patch, and repair existing masonry on east and west elevations in areas exposed by demolition.
- Remove one (1) window on east elevation. Enlarge opening for new ¾ lite door and transom.
- Retain existing vinyl windows.
- Convert interior doors to windows on rear elevation following demolition.
- Install new excavated basement stairs on façade. Install plantings to screen from the street.
- Remove non-original, double entry doors and transom on façade and install new wood, ¾ lite doors and transom. Retain and repair all front-facing original ¾ lite doors, where possible, or replace in-like-kind.

NEW APPLICATIONS

4. [HR-20-08-011](#)

530 East Rich Street

East Town Street Historic District

Jamie Oberschlake/Schiff Capital (Applicant)

Michael Schiff (Owner)

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.
- First floor windows be Windsor Pinnacle, clad-wood, direct set windows.
- Windows above first floor to be a mix of Windsor Next Dimension 'Classic' vinyl, double hungs, with the 4th floor transoms and 5th floor dormer windows being the Windsor Next Dimension 'Classic' vinyl, direct set.
- Site to include 30 parking spaces.

Request for Variance Recommendation

1. Reduce the permitted parking spaces size from 9'X18' to 8.5'X17', pursuant to Section 3312.29.
2. Reduce the required number of parking spaces from 45 to 30 pursuant to Section 3312.49.

Landscape/Hardscape

- Install new plantings, per submitted landscape plan.
- Install new limestone stepping stones, bike rack, and planters.

5. [HR-20-08-012](#)

696 South Champion Avenue

Old Oaks Historic District

Iroabuchi Arum (Applicant/Owner)

New Retaining Wall

- Remove the existing, rock-face concrete block retaining wall along the front property line, per submitted photos.
- Build a new retaining wall in the same location.

6. [HR-20-08-013](#)

699 South Ohio Avenue

Old Oaks Historic District

Elizabeth A. & Thomas L. Michalski (Applicant/Owner)

New Roof

- Remove existing asphalt roofing.
- Install new Atlas StormMaster Slate asphalt shingles. Color to be “Hearthstone” or “Weathered Slate.”
- Dimensions are approximately 22 11/16” X 18.5” with an exposure of 8.5”.

7. [HR-20-08-014](#)

705 South Ohio Avenue

Old Oaks Historic District

Elizabeth A. & Thomas L. Michalski (Applicant/Owner)

New Roof

- Remove existing asphalt roofing.
- Install new GAF Slateline (dimensional) asphalt shingles. Color to be “Emerald Green.”

8. [HR-20-08-015](#)

77-79 East Frambes Avenue

Indianola Forest Historic District

North Steppe Realty (Applicant)

Richard Graff, Inc. (Owner)

Parking Area

- Remove existing, 18' Wide x 24' Deep concrete parking area and concrete sidewalks, per submitted photos.
- Remove existing bushes at north edge of parking area.
- Install new 28' Wide x 38' Deep parking area with adjacent concrete sidewalk to rear entrance.

- Install new concrete sidewalk along east side of house, per submitted site plan.

9. [HR-20-08-016](#)

1199 Franklin Avenue

Individually Listed Property

1199 Franklin Investments LLC c/o Dave Perry (A) 1199 Franklin Investments LLC c/o Dean Adamant (O)

Request for Recommendation/Rezoning

- Property is currently zoned R-3 (Residential); Request change in zoning to CPD (Commercial Planned Development) All uses under C.C. 3355.03 - C-3 Permitted Uses.

Subarea A (building):

1. Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 159 to zero (0) spaces on Subarea A, calculated based on ground level use of 7,200 SF of restaurant, 800 SF of seasonal restaurant patio, 4,010 SF of retail uses and total 18,400 SF of general office use (ground level and second floor), to reduce parking from 159 spaces to 0 spaces with 36 52 spaces provided on Subareas B and C Any permitted use or combination of permitted uses with calculated parking not exceeding 159 spaces shall be permitted.
2. Section 3312.53, Minimum Number of Loading Spaces Required, to reduce loading spaces from one (1) to zero (0).
3. Section 3321.05(B)(1), Vision Clearance, to reduce vision clearance triangles for Subarea A from 10'x10' to 0'x0' at the corner of Sherman Avenue and Chapel Street (alley), to reflect existing conditions with the existing building at zero (0) setback.
3. Section 3355.09, C-3 District Setback Lines, to permit existing building setbacks on Franklin Avenue and Sherman Avenue of nine (9) feet and zero (0) feet, respectively.

Subarea B/C: parking

1. Section 3312.21(A)(3), (D)(1), Landscaping and Screening, to permit placement of the four (4) required parking lot trees along the south property line of the Subarea B parking lot versus dispersed throughout the Subarea B parking lot, and to permit reduction of the four (4) foot landscaped buffer strip to two (2) feet with the height of screening reduce from five (5) feet to three (3) feet in Subarea B and to reduce the east landscaped strip of Subarea C from four (4) feet to zero (0) feet.
2. Section 3312.27(4), Parking Setback Line, to reduce the Sherman Avenue parking setback line from ten (10) feet to four (4) feet for Subarea B and from ten (10) feet to five (5) feet for Subarea C.
3. Section 3355.09, C-3 District Setback Lines, to permit a dumpster located at a seven (7) foot setback from Sherman Avenue in Subarea B.

10. [HR-20-08-017](#)

985 East Broad Street

18th & Broad Street Historic District

Chad Seiber (Applicant)

Broad Street Living, LLC. (Owner)

Modify Previous Approval / New Construction

➤ Band Course in Gables

- Raise the band course to intersect the third floor windows.

➤ Inset Between the Two Gables

- Option A: Install a black metal formwork and brickmould into the inset, based on architectural cues from the second level bay of the adjacent house.
- Option B: Install fiber cement board into the inset, that would be painted to match the gable siding.

11. [HR-20-08-018](#)

985-987 Bryden Road

Bryden Road Historic District

Lauri Gunzelman (Applicant)

Columbus SOHO Property Investments, LLC. (Owner)

New Construction/Two-Family Dwelling

- New construction of a 2-story, two-family home w/ basement on a currently vacant lot.
- New detached 2-car garage with 2-surface spots (4) total parking spots.
- Total Lot Area: 16 ACRES; 6,900 SF

12. [HR-20-08-019](#)

373-375 West Rich Avenue

Lubal Manufacturing Co. / Individually Listed Property

Casto (Applicant)

Alterations / 373 W. Rich Street

- Façade - Retain second story window openings and install new windows.
- Façade – Remove CMU infill, and install new windows and glass garage doors.
- Façade – Retain or restore wood trim to match original.
- Façade – Install new metal coping at roofline.
- East Elevation – Retain seven (7) remaining window openings on first/second floor. Install new Quaker windows.
- East Elevation – Retain salvaged stone sills and install for stone coping, per submitted drawings.
- South Elevation – Retain three (3) window openings, and install new Quaker windows.
- South Elevation – Infill two window openings.
- South Elevation – Paint over area of existing asphaltic coating. Color to match existing.
- South Elevation – Install new, exterior egress stairs.
- West Elevation – Create new openings at ground level.
- West Elevation – Retain second story window openings as open air, with jambs, sills, heads, and rails lined with brake metal.
- West Elevation – Create one (1) new door opening.
- West Elevation – Partially covered by new connector.

Alterations / 375 W. Rich Street

- Façade - Retain second and third story window openings and create four (4) new window openings.
- Façade – Create two (2) new garage-type door openings.
- East Elevation – Infill one (1) door opening and three (3) window openings.
- East Elevation – Install two (2) new door openings with storefront door/sidelite, canopy, and light fixtures.
- East Elevation – Partially covered by new connector.
- South Elevation – Retain window openings and install new Quaker windows.
- South Elevation – Remove existing garage door and infill with brick.
- West Elevation – Retain all window openings and install new Quaker windows.
- West Elevation – Infill one (1) service door opening and install solid panel door over infill
- West Elevation – Infill one (1) garage door opening.

New Connector, Patio Areas, & Parking

- Create new, outdoor patio, amenity area, private tenant entry, and roof patio egress on south side.
- Surface parking lot to include 15 spaces, requiring a variance from 87 required spaces. Six bike spaces.
- Install new, raised outdoor seating areas and steps along west wall of 373 and façade of 375 W. Rich.
- Patio wall face to reuse salvaged sandstone blocks from existing façade.
- Remove existing catwalk between buildings, and construct new, two-story connector.

CONCEPTUAL APPLICATIONS

13. [HR-20-08-021](#)

1252 Bryden Road

Bryden Road Historic District

Craig Vander Veen (Applicant/Owner)

Demolition

- Remove the existing, two-story porch on the rear elevation, per submitted photos.

New Rear Porches

- Build a new, three-story porch on the rear elevation, per submitted photos.

STAFF APPROVALS

- **HR-20-08-001**

684 Oakwood Avenue

Old Oaks Historic District

Derek McGrew (Applicant)

Etheopian Tewahedo Church (Owner)

Approve Application # HR-20-08-001, 684 Oakwood Avenue, Old Oaks Historic District, for renewal of expired COA#18-1-4 (expired January 18, 2019) exactly as previously approved, for a period of one (1) year.

Install Mobile Communications Unit—North Elevation

- Remove all non-contributing, inappropriate chain link fence and dispose of any/all debris per City Code.
- Install six foot high (6' H), opaque stained, wooden, board-on-board, gated fence surrounding the new T-Mobile communications platform per submitted plans.
- Install six foot by four foot (6' x 4') T-Mobile communications platform per within the new wooden fenced area per submitted plans.
- Install T-Mobile antennas to the existing brick chimney per submitted plans.
- Install cable inside four inch (4") diameter conduit attached to the existing brick wall on the north elevation per submitted plans.
- Conduit to be attached in mortar joints only per industry standards so that the existing brick is not drilled into or damaged in any way. Should mortar repair be necessary in conjunction with the strap attachment, any/all necessary mortar repair to be of matching color, texture, hardness, and joint profile. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2-“Repointing Mortar in Historic Brick Buildings”)
- Conduit to be painted to match the brick as closely as possible so as to ‘disappear’.

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

- **HR-20-08-002**

216 West Beechwold Blvd.

Old Beechwold Historic District

Greg & Nicole Weidner (Applicant/Owner)

Approve Application # HR-20-08-002, 216 West Beechwold Blvd., Old Beechwold Historic District, as submitted, with all clarifications, as noted.

Install New Cedar Shake Roof / House & Garage

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

Install New Flat Seam Roof /Rear Roof

- Remove existing flat seam metal roof system on the rear, lower roof of the house, down to the sheathing.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new 26 gauge steel, flat seam panel roof system, per submitted specifications.

Install New Half-Round Gutters / House & Garage

- Install new, metal, half-round gutters and reuse round, metal down spouts of the appropriate size on all elevations.
- Make any/all necessary repairs to the existing storm sewer tile systems needed to insure proper drainage away from the foundations of this and neighboring properties.

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 main house and garage 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/trim – “White;” and Shutters – “Black;” to match existing.

- **HR-20-08-003**

4827 Olentangy Blvd.

Old Beechwold Historic District

Stacia & Jeffrey S. Clifton (Applicant/Owner)

Approve Application # HR-20-08-003, 4827 Olentangy Blvd., Old Beechwold Historic District, as submitted, with all clarifications, as noted.

New Doors

- Remove existing two panel sliding door on the rear elevation of the ca. 1990 addition, per submitted photos.
- Install new Marvin Ultimate, two panel sliding door, per the submitted drawing and product cut sheet. Exterior color to be “Ebony.”
- Modify existing two panel sliding door and sliding window opening on the rear elevation of the ca. 1990 addition, per submitted photos.
- Install new, Marvin Ultimate, four panel sliding door, per submitted drawing and product cut sheet. Exterior color to be “Ebony.”

New Windows

- Remove three (3) existing casement windows on the rear elevation of the ca. 1990 addition, per submitted photos.
- Modify two (2) of the three (3) existing window openings on the rear elevations of the ca. 1990 addition, per submitted drawings.
- Install new Marvin Ultimate wood windows, per submitted drawing and product cut sheet.

- **HR-20-08-004**

806 Bryden Road

Bryden Road Historic District

Nina Masseria (Applicant/Owner)

Approve Application HR-20-08-004, 806 Bryden Road, Bryden Road Historic District, for renewal of Application #19-5-14, (expired June 13, 2020) exactly as previously approved, for a period of one (1) year.

Remove Slate and Install New Asphalt Shingle Roof

- Remove and retain existing terra cotta ridge caps on main roof, porch roof, and dormers.
- Remove all slate on the main roof, porch roof, and dormers 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:
CertainTeed Carriage House (dimensional) Stonegate Gray
- Reinstall terra cotta ridge caps on main roof, porch roof, and dormers.
- 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, 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.

• **HR-20-08-005**

1851 Bryden Road

Bryden Road Historic District

Robert O'Malley (Applicant/Owner)

Approve Application # HR-20-08-005, 851 Bryden Road Bryden Road Historic District, as submitted, with 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"/> GAF | Royal Sovereign (standard 3-tab) | <input type="checkbox"/> 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-20-08-006**

4835 Rustic Bridge Road

Old Beechwold Historic District

Mays-Wilson Construction (Applicant)

Ilane Mathews-Decker (Owner)

Approve Application # HR-20-08-006, 4835 Rustic Bridge Road, Old Beechwold Historic District, as submitted, with 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"/> Certain Teed | (standard 3-tab) | <input type="checkbox"/> 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-20-08-007**

1821 Bryden Road **Bryden Road Historic District**
Aracelis Rivera Castro (Applicant/Owner)

Approve Application # HR-20-08-007, 1821 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications, as noted.

Exterior Painting / House & Garage

- 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 and garage 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: Cedar shingles – SW7012 “Creamy;” Trim and Windows – SW3027 “Driftwood; Exterior Doors – SW0078 “Sunbeam Yellow;” Garage Trim and Doors - SW3027 “Driftwood
- Any previously unpainted, masonry is to remain unpainted.

• **HR-20-08-008**

1314 Bryden Road **Bryden Road Historic District**
James Lisk (Applicant/Owner)

Approve Application # HR-20-08-008, 1314 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications, as noted.

Exterior Painting / Garage

- 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.
- Prepare all exterior, wooden surfaces on the garage 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 – Valspar 772893 “Ocean Storm.” Trim and gutters to remain “White.”

• **HR-20-08-009**

780 Kimball Place **Old Oaks Historic District**
Benchmark Roofing (Applicant) Tomita Woods (Owner)

Approve Application # HR-20-08-009, 780 Kimball Place, Old Oaks Historic District, as submitted, with 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) | [] 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-20-08-010**

2117 Indianola Avenue

Mary Frecker (Applicant)

Indianola Forest Historic District

2117 Indianola Avenue, LLC. (Owner)

Approve Application # HR-20-08-010, 2117 Indianola Avenue, Indianola Forest Historic District, as submitted, with all clarifications, as noted.

Exterior Painting / House

- 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 colors to be: Body – Farrow & Ball “Downpipe;” Trim – Benjamin Moore “Dove White.
- Any previously unpainted, masonry is to remain unpainted.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURN