

**AMENDMENTS TO CITY OF COLUMBUS
ARCHITECTURAL REVIEW COMMISSION GUIDELINES
(Ord.# 2221-2004: Adopted 2005)**

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

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(2005)**

CURB CUTS

Construction of new curb cuts (for driveways) is generally not appropriate. The following factors may be considered in determining whether a new curb cut is appropriate.

APPROPRIATE

- The new curb cut is from an alley.
- No on-street parking is eliminated, as a result of the new curb cut.
- A variance is not required for the new curb cut.
- Pedestrian flow is not impeded by the new curb cut.
- The new curb cut does not diminish the streetscape, including, but not limited to, the front or side yard parking of motor vehicles.
- Off-street parking of motor vehicles, created as a result of a new curb cut, does not create an infringement upon a neighboring residence, such as exhaust fumes from the motor vehicle onto a neighboring patio or into a neighboring home.
- The new curb cut does not create a public safety hazard, including, but not limited to, the hazard that may be created by the backing in or out of a driveway onto the street.

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SLATE ROOFS

Roofing materials are important contributing visual elements to the integrity of the built environment.

SLATE REPAIR

- In all Architectural Review Commission Districts established by Columbus City Code, any/all proposed repairs or alterations to existing slate roofs require commission review and approval, prior to removal and/or replacement.
- Any/all missing, damaged, and deteriorated slate on all main and ancillary roofs is to be replaced with new or used slate of exact same color and profile as existing, in accordance with the Architectural Review Commission Guidelines and all applicable City Codes and industry standards.

SLATE REPLACEMENT

In all Architectural Review Commission Districts established by Columbus City Code, the following factors may be considered in determining whether slate removal is appropriate:

- Approval and the issuance of a Certificate of Appropriateness by the appropriate Architectural Review Commission are required prior to the removal of a slate roof in an Historic District.
- The applicant must submit a written slate roof assessment by a slate roofing contractor, licensed in the City of Columbus, regarding the existing condition of the slate roof, for evaluation by the commission.
- In addition to a written description of the existing condition of the slate, all slate roof assessments must provide the type of slate, style of slate and total number of roofing squares.
- The removal of a contributing slate roof may only take place after review of the required written slate roof assessment documenting that the slate is beyond its serviceable life.

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WINDOW REPLACEMENT

The following factors may be considered in determining whether a window may be replaced:

- The window frame or sash is missing.
- The window is not original or contributing.
- The window does not have stained or leaded glass.
- More than half of the sash is rotten (wood) or rusting (metal) and the existing condition has been documented by the applicant and reviewed by staff.
- Mold is continuously growing on the interior of the window sash or frame and the existing condition has been documented by the applicant and reviewed by staff.
- Condensation is continuously appearing on the interior of the window and the existing condition has been documented by the applicant and reviewed by staff.
- The window does not meet egress requirements.
- Appropriate ongoing efforts have been made to weatherize, maintain or repair the window without success.
- The installation of a storm window over a contributing primary window will not address the issue.
- The installation of a storm window will not allow the operation of a contributing primary window.

The following factors may be considered in selecting a replacement window if it is determined the existing contributing window cannot be weatherized, maintained or repaired.

- The applicant is to submit details and profiles of the existing and new windows for comparison by the commission.
- Only the sash should be replaced if the original frame is in good condition.
- Replacement sash must match the material and profiles of the existing contributing window.
- All parts of a replacement window (including the sash, frame, stile, rails, sills, moldings and muntins) must match the existing contributing window in material, size, profile, operation and proportion.
- An aluminum clad wood window or vinyl clad wood window may be considered if the size, profile, operation and proportion match the contributing window.
- An aluminum window or aluminum clad wood window may be considered if the contributing window was all metal. The new window must be similar in profile, operation and proportion to the contributing window.
- Window openings shall not be filled in or altered to accommodate larger or smaller replacement windows.
- Basement windows should be maintained to allow light and ventilation into that space.
- Glass block is not to be installed in window openings.
- An insulated window may be considered if the size, profile, operation and proportion match the contributing window.
- Insulated windows with divided lites shall have true divided lites with muntins that match the size and profile of the original muntins. Simulated divided lites may be considered, if the

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muntins are bonded to the exterior and interior of the window, match the size and profile of the original muntins and have a minimally visible spacer bar between the two glass panes.

- Glass color, texture and tinting are to match existing.
- Stained or leaded glass is not to be insulated unless original to the opening or historically documented for the opening.
- A vinyl clad wood window, aluminum clad wood window or aluminum window may be considered for new construction if the size, profile, operation and proportion are appropriate to the style and design of the new construction.

The following recommendations may be considered in maintaining or installing storm windows:

- Maintain and preserve historic storm windows whenever possible.
- To be historically accurate, choose removable or fixed exterior wood storm windows. Painted metal storm windows are an appropriate alternative to wooden storm windows.
- Choose as narrow a sash frame as possible if an exterior metal storm window is selected.
- The storm window meeting bar is to be in the same location as the meeting rails of the primary window sashes.
- Install exterior, low profile storm windows that fit the original window openings and do not obscure the glass or sash. The frame of the storm window should be mounted inside the existing window frame.
- Exterior wood and metal storm windows of the primary windows are to be a color compatible with the color scheme of the building, usually, the same color as the sash.
- Do not use single sheets of glass or Plexiglas as storm windows over double-hung windows. Single sheets may be used on transoms and single-pane or single-lite windows.
- Do not install mirrored or tinted glass in storm windows.

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DOOR REPLACEMENT

The following factors may be considered in determining whether a door may be replaced:

- The door or doorframe is missing.
- The door is not original or contributing.
- The door does not have stained or leaded glass.
- More than half of the door is rotten or damaged and the existing condition has been documented by the applicant and reviewed by staff.
- The door does not meet egress requirements.
- Appropriate ongoing efforts have been made to weatherize, maintain or repair the door without success.
- The installation of a storm door over a contributing primary door will not address the issue.

The following factors may be considered in selecting a replacement door if it is determined the existing contributing door cannot be weatherized, maintained or repaired.

- The applicant is to submit details and profiles of the existing and new door for comparison by the Commission.
- Only the door should be replaced if the original frame is in good condition.
- Existing transoms and/or sidelights are to be maintained if they are in good condition.
- A replacement door transom and/or sidelight is to match the existing in style, material, size, profile, operation and proportion.
- A metal door may be considered if the size, profile, operation and proportion match the contributing door.
- Door openings may not be filled in or altered to accommodate larger or smaller replacement doors.
- An insulated door may be considered if the size, profile, operation, and proportion match the contributing door.
- Glass color, texture and tinting should match glass in existing, contributing doors.
- Stained or leaded glass may not be installed except where verified by historical documentation or to replace existing, deteriorated, contributing stained glass.
- Maintain existing historic hardware.
- If installing a new door, reuse historic hardware, if possible, or select appropriate hardware to match the door style.
- Do not install mil-finish or unfinished metal screen and storm doors without painting them.
- Screen doors and storm doors are to be of a color compatible with the color scheme of the building, matching the trim color or the color of the door.
- Do not install doors with decorative features that are not compatible with the building, such as scalloped edges around window openings, crossbuck panels, etc.
- Do not install heavy, ornate metal security grille doors that were not used originally.

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ARTIFICIAL SIDING

Vinyl, aluminum, and other synthetic siding that is manufactured to represent natural materials is strongly discouraged due to the issues as cited in the siding section of these guidelines. However, if such siding is proposed, the following criteria and specifications will be considered in determining whether the proposed siding is approvable.

EXTERIOR SIDING

1. Artificial siding materials will only be considered for new construction or for new additions to existing structures. Replacement of original/existing artificial siding will be considered by the commission on a case by a case basis.
2. The proposed siding material is to be consistent on all sides.
3. The proposed siding material for a new structure or addition must be consistent with siding that may have been used on a historical structure at that site, as shown through the use of historic maps, photographs, or other documentation presented to the commission for review.
4. The proposed exterior cladding for the new structure must be consistent with the surrounding streetscape and/or the historic mix of brick versus frame in the existing neighborhood.
5. Multiple units being developed on a street or neighborhood, as a whole, must reflect the combination of brick and frame structures that exists throughout the neighborhood.
6. Frame additions to frame structures should use a compatible siding material, including proportionate siding exposure, trim profile, and material. The new siding does not need to match the original/existing siding on the existing structure, but must be visually compatible.

REQUIRED SPECIFICATIONS FOR APPROVAL OF ARTIFICIAL SIDING

- Trim boards, corner boards, window and door trim, soffits, fascias, and other ornamentation are to be maintained in wood. All trim details are to be supplied for review.
- A minimum of 15 available colors shall be presented to the commission as options.
- No visible seams shall be allowed on any exposed street elevation.
- No J-bead is to be exposed.
- The minimum thickness for vinyl siding is to be 0.044”.
- The siding is to be attached using an anchoring system, not to be hung.
- The finish is to be smooth or brushed, not wood grain.
- The manufacturer is to provide a lifetime transferable warranty.
- The color is to be solid, completely through the material for vinyl siding.
- The nail hem is to be a minimum of 0.88” thick for vinyl siding.
- Manufacturer’s specifications must stipulate a minimum wind resistance of 50 psf negative pressure for vinyl siding.
- All material(s) to be installed in accordance with manufacturer’s specifications and industry standards.