




-  **Location:** 111 N. Front Street, Room 204
 **Date:** October 17, 2024
 **Time:** 4:00pm

I. Call to Order (Chair)

- Next Business Meeting:
Thursday, November 7th, 2024 at 12:00 p.m.
111 N. Front St., 2nd Floor, Room 205
- Next Hearing:
Thursday, November 21st, 2024 at 4:00pm
111 N. Front St., 2nd Floor, Room 204
- Swear in Staff
- Introduction of Commissioners Present
- Public Forum

II. Approval of Staff Approvals

III. Approval of Minutes from Last Meeting – [September 19, 2024](#)

Applications for Certificates of Appropriateness

I. Staff Recommendations

1. [COA2400347](#)

[1078, 1080, 1086, 1088 South Front Street](#)

Juliet Bullock Architects (Applicant)

Brewery District

Pascal Violet LLC (Owner)

Applications for a variance recommendations and new construction were recommended and approved in March, 2024 ([HR-24-03-023](#)) and June, 2024 ([HR-24-06-021](#)).

Landscaping

- Add additional shrubs and perennials outlined on the submitted site plan.

2. [COA2400294](#)

[530 E Town Street](#)

Michelle Bays, Outreach and Crisis Counseling Services (Applicant)

10th Avenue Holdings LLC (Owner)

East Town Street Historic District

An application for a change of use from office space to event center and catering facility was previously recommended in January, 2023 ([HR-23-01-007](#)).

Change of Use

- Change of use from residential/event center to addiction treatment center.

3. [COA2400250](#)

[601 S. High Street](#)

Ice Miller LLP (Applicant)

Change of Use

Brewery District

Eugene Scott LLC (Owner)

- Change of use from residential/event center to cannabis dispensary.

Signage

- Install 25sq. ft. cabinet sign with vinyl graphics at the east/primary elevation. Installation into mortar joints.
- Install external gooseneck lighting above the wall sign cabinet. Installation into mortar joints.
- Re-face existing ground sign with non-illuminated vinyl graphics.
- Install awning with address number at the rear/west elevation.

Exterior Alterations

- Install 25sq. ft. cabinet sign with vinyl graphics at the east/primary elevation. Installation into mortar joints.

II. Continued Applications

4. HR-23-05-014

587-589 South Ohio Avenue

John Bastedo (Applicant)

**Old Oaks Historic District
John and Patrick Bastedo (Owners)**

This application is a result of a code violation.

Painting

- Exterior painting of brick, windows, and wood trim (work has been completed).

The following is from the minutes of the May 18, 2023 HRC hearing:

Commissioner Comments:

- *The Commission noted the HRC has been consistent that unapproved paint on masonry must be removed.*
- *Noted masonry needs the ability to breathe and that paint can be damaging to the brick.*
- *The Commission recommended the applicant look into removal of the paint.*

Commissioner Comments:

- *Applicant noted they have reached out to additional contractors with expertise in historic masonry and are awaiting the contractor's recommendations.*
- *The Commission noted they can continue the application to allow the applicant time to submit the additional information regarding paint removal.*
- *The Commission suggest the applicant take a look at the economic hardship options in the City Code. Applicant would need to meet those requirements to qualify, but may be worth looking into.*
- *Recommend the applicant stay in touch with staff as they go through the application process in general.*

III. New Applications

5. COA2400311

62 W Beechwold Boulevard

Urbanorder Architecture (Applicant)

**Old Beechwold Historic District
David and Amanda Barcus (Owners)**

A conceptual application was reviewed at the June HRC hearing ([HR-24-06-023](#)).

Enclose Porch

- Enclose existing screened side porch with windows.

- Windows to have lead tape mullions to match pattern on existing house with painted wood panels below. Windows to fit existing openings.

Commissioner Comments:

- *The Commission noted it looks like the proposed sill height pattern matches, looks compatible as if the porch was supposed to be this way.*
- *The Commission noted they can support the application conceptually, will just need to see the full construction detailing packet when the application comes back for action review. For example details on the panel and the sill, how that will work against the existing brick work. Details on the windows/window package.*
- *Commission asked if the alterations will affect any egress issues with the porch? Per the applicant, the porch is all screened-in currently, no doors presently with the screens. Porch is already interior.*

6. [COA2400348](#)

[24 E Northwood Avenue](#)

Northwood Park

Bruce Queck (Owner)

An application to install a parking pad with pavers was previously approved in June ([HR-24-06-013](#)).

Parking Pad

- Replace existing asphalt parking pads with new asphalt in the same location, within the existing dimensions. The parking areas edge to existing asphalt on Pearl Alley, and to another paved alley.

7. [COA2400328](#)

[1085 Bryden Road](#)

Bryden Road

Michael Smith (Applicant)

Amanda Smith (Owner)

Slate Removal

- Replace existing slate with CertainTeed Carriage House shingles in Stonegate Gray from the approved shingles list. Install new round downspouts, and metal ridges and flashing around chimneys in Tinner's Red.
- Replace damaged portions of molding and trim to match.
- Repair and reline box gutters.

8. [COA2400259](#)

[713 South Champion Avenue](#)

Old Oaks

Jared Ryan – Home Genius Exteriors (Applicant)

Halley Blanchard (Owner)

Roofing

- Replace existing asphalt shingles with new Owens Corning TruDefinition (dimensional) in Onyx Black.
- Replace existing unapproved broan vents with new.
- Install black flashing.

9. [COA2400342](#)

[88 W. Royal Forest Boulevard](#)

Old Beechwood

Robert Raskin and Madison Wright-Piekarski (Owners)

Fencing

- Install 3' tall white picket fence along the front and side street facing yards with 4' gate.
- Install 6' wood board-on-board privacy fence at the rear yard with two gates.

10. [COA2400285](#)

[394 E. Town Street](#)

Colin Brinkman, DaNite Sign Company (Applicant)

East Town Street

TMCJP Real Estate LLC (Owner)

Signage

- Replace existing ground sign with new ground sign.
- New ground sign to be 7ft. high and greater than 21 square feet.
- New sign to read "Topiary Mansion" and "The Media Captain".

11. [COA2400356](#)

[1651 Bryden Road](#)

Brian Collins, BCF Design and Development LTD

Bryden Road

Anthony Skufca (Owner)

An application to construct a new addition, new dormer, new concrete stoop, egress attic windows, second-story porch siding, new windows to replace vinyl, and removal of decking was approved at the July, 2023 HRC hearing ([HR-23-07-034](#)).

New Garage

- Construct new 24'x32' wood-frame, two car garage facing the alley per the submitted materials.
- Trim and corner boards proposed to be either wood or Boral.
- Install new cedar trellis attached to the north elevation of the garage at the rear yard area.

New Patio

- Install new 26' x 15' paver patio and 3' wide paver walkway with Belden Pavers per the submitted materials.

IV. Conceptual Applications

12. [COA2400274](#)

[219 Riverview Park Drive](#)

Shawn McAllister, Architect Inc. (Applicant)

Old Beechwold

Michele Frizzell (Owner)

Demolition

- Remove existing wood carport.

Tree Removal

- Remove two existing trees.

New Construction

- Construct new 24'x 24' two-car garage at the rear of the property.
- Garage to have Hardi Siding, roofing shingles to match shingles on the main home.

V. **Staff Approved Applications**

• **COA2400283**

1469-1471 Bryden Road

Bryden Road

Approve Application #COA240283, 1469-1472 Bryden Road, Bryden Road Historic District as submitted, with all clarifications, as noted.

Repair/Replace Gutters and Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters. Gutters and downspouts to be SW 6258 “Tricorn Black”.
- Install new, corrugated 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.

• **COA2400273**

199 Rustic Place

Old Beechwold Historic District

Elizabeth Crick (Applicant)

Jeffrey Crick (Owner)

Approve Application #COA240273, 199 Rustic Place, Old Beechwold Historic District as submitted, with all clarifications, as noted.

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 for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color to be BM 1626 “Gentle Gray”.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry 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.

• **COA2400363**

1469-1471 Bryden Road

Bryden Road

Jessie Niu, NB Real Estate LLC (Owner)

Approve Application #COA240363, 1469-1472 Bryden Road, Bryden Road Historic District as submitted, with all clarifications, as noted.

Install New Door(s)

- Remove existing non-original exterior door(s) at the primary/north elevation.
- Replacement doors to be craftsman per the submitted cut sheets.
- Install new, solid core door to fit original door opening completely.
- Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges.
- Wood units to be stained or painted; finish all six sides.
- Paint color to be SW 6097 "Sturdy Brown".

VI. New Business

VII. Old Business

VIII. Adjournment

Applicants or their representatives must attend this hearing for new and continued applications for Certificates of Appropriateness and Certificates of Approval. 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.