

Meeting Agenda

Historic Resources Commission



Location: 111 N. Front Street, Room 204



Date: August 20, 2026



Time: 4:00pm

I. Call to Order (Chair)

- Next Business Meeting:
Thursday, September 3rd, 2026 at 12:00 p.m.
111 N. Front St., 2nd Floor, Room 205
- Next Hearing:
Thursday, September 17th, 2026 at 4:00pm
111 N. Front St., 2nd Floor, Room 204
- Swear in Staff
- Introduction of Commissioners Present
- Public Forum
 - **ZoneIn Update** - Luis Teba/Lucas Pompey

II. Approval of Staff Approvals

III. Approval of Minutes from Last Meeting – July 16, 2026

Staff Reports

Applications for Certificates of Appropriateness

I. Staff Recommended Applications

1. COA2600783

475 N. High St.

Conor Heisler – Elevation Studio (Applicant)

Exterior Alterations

- Updates to include:
 - New furniture
 - Addition of Steel Posts and String Lighting
 - New Ceiling Fans
 - New Hanging Planters
 - New Signage
 - New Bartop and face finish (Hanstone Quartz- Storm and Tilebar, Kenridge Ribbon Wood Look Porcelain - Black)
 - New wood slat finish to match the existing.

**North Market Historic District
473-479 N. High St. (Owner)**

2. COA2600758

440 Taylor Ave.

Drew May - Homeport (Applicant)

Blueprint Community Development, LLC. (Owner)

A Historic Commission Review Application, Columbus Register of Historic Properties Registration Form, and signed Owner Consent form have been submitted.

- To Designate the Pilgrim School, 440 Taylor Avenue, as Columbus Register Property #83, per C.C. 3117.06, and 3117.061.
- Architectural Classification: Jacobethan Revival
- Historic Function: Education/School
- Date of Construction: 1921-1922
- Period of Significance: 1921-1922 (construction & opening), 1954 (Brown v. Board of Education) & 1977-1979 (Pennick v. Columbus bd. Education)
- Boundary: All of Parcel 010-066727-00
- Eligible under Criterion E: The property is closely and publicly identified with an event, or series of events, which has influenced the historical, architectural, or cultural development of the city, state, or nation.

3. COA2600777

17 S. High St.

Melinda Shah – Schooley Caldwell (Applicant)

CDDC Holdings 17, LTD.(Owner)

A Historic Commission Review Application, Columbus Register of Historic Properties Registration Form, and signed Owner Consent form have been submitted.

- To Designate the Huntington National Bank Building, 17 S. High St., as Columbus Register Property #84, per C.C. 3117.06, and 3117.061.
- Architectural Classification: Late 19th and 20th century revivals
- Historic Function: Education/School
- Date of Construction: 1905 & 1925-1926
- Period of Significance: 1926-1965
- Boundary: All of Parcels (010-023445-00, 010-027309-00 & 010-011-011453-00)
- Eligible under Criterion E: The property is closely and publicly identified with an event, or series of events, which has influenced the historical, architectural, or cultural development of the city, state, or nation.
- Eligible under Criterion A: The design or style of the property's exterior and/or interior is of significance to the historical, architectural or cultural development of the city, state or nation.

II. Continued Applications

4. COA2600509

1776 Bryden Rd.

Bryden Road Historic District

Yasmin Osman (Applicant)

Yusef Abdillahi (Owner)

Exterior Alterations

- Removal of original leaded glass sidelight and installation of 2 new decorative leaded sidelights.
- Removal of paneled porch roof and installation of new tongue and groove porch ceiling to be painted
- Installation of ceiling can lights.
- Installation of new flood/security lights fixtures on garage and removal of security light above rear door.

*The following is from the minutes of the July 16, 2026 HRC hearing:
Continue application # COA2600509, 1776 Bryden Rd., Bryden Road Historic District, due to applicant's absence.
MOTION: Sinha/Henry (4-0-0) CONTINUED.*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30 P.M

III. New Applications

5. COA2501350 - TABLED

696 Bank St.

Fanyi Zeng (Applicant)

Brewery Historic District

Wu Xionghua (Owner)

Exterior Alterations

- ~~Removed existing wood windows and doors per submitted materials.~~
- ~~Installed new Alliance 1 OVER 1 fiberglass windows (black) that are not on the AWL.~~
- ~~Installed new 2 panel fiberglass and full lite doors. Doors painted black.~~
- ~~Transom on the rear elevation entry has been removed and replaced which has reduced the existing opening.~~

6. COA2600506

525-531 Park St.

Nicholas Munoz – Meyers & Associates (Applicant)

North Market Historic District

Park & Spruce Acquisitions LLC. (Owners)

Exterior Alterations

- Install new movable structures that will be used seasonally for restrooms, bar and seating areas on the exterior patio that was approved in 2020.
- Install utility work to tie-in the movable structures.
- Reduction of the elevated stair/landing area.
- Minor reconfiguration of a storefront door and window opening.

*The following is from the minutes of the July 16, 2026 HRC hearing:
Continue application # COA2600506, 525-531 Park St., North Market Historic District, to allow applicant time to update drawings and provide additional materials requested by the Commission to be reviewed at a future hearing.
MOTION: Gibboney/Henry (5-0-0) CONTINUED.*

Commissioner Comments:

- *Commissioners stated that the application is still conceptual in nature.*
- *Commissioners asked if the structures are to be stationary and remain in place then why proposed movable units?*
- *Commissioners asked if containers are appropriate for the district.*
- *Commissioners appreciate the concept of utilizing the space for the patio and that it is a creative idea to put the containers in this space to provide space and additional accommodations for the site.*
- *Commissioners stated the renderings were a little confusing since some images show wood clad on the containers and others exposed container finish. They recommended revising the rendering to provide more clarity on what they are proposing.*

- *Commissioners asked staff to look into Code and BZS to see what the standards are for shipping containers.*
- *Commissioners requested seeing the units in elevation with 2D architectural drawings.*
- *Commissioners requested more details on when they are closed for the season. Will they be stationary or will they move? If stationary, how will they propose to weatherize them for the winter.*
- *Commissioners stated that they would be fine with a new door going back into an existing opening but they will need more details on that location which will need to include current photos and a drawing for that location.*

7. COA2600504

789 Kimball Place.

Eddie Jewell – Jewell Building Company, LLC. (Applicant)
Demolition

Old Oaks Historic District
Christian Cisneros (Owner)

- Demolish existing 12' x 20', ca. 1920's, flat roof, masonry garage.

New Construction

- Construct new 22' x 22' framed garage
- Materials to include:
 - 6' Concrete driveway.
 - Restoration Smooth vinyl D 4.5
 - 2 Amarr Heritage 9' x 7' Carriage House Doors (no hardware).
 - Smooth wood soffits and trim.
 - Owens Corning (3-tab) Estate Gray with Red metal ridge roll.
 - Metal k-style gutters.

The following is from the minutes of the June 18, 2026 HRC hearing:

Continue application # COA2600504, 789 Kimball Place. Old Oaks Historic District Historic District, to allow applicant time to see if structure can be salvaged/repaired or a new structure would need to be constructed in its place.

MOTION: Sinha/Gibboney (6-0-0) CONTINUED.

Commissioner Comments:

- *Commissioner stated that they understand the current structural conditions and that it can possibly not be salvaged.*
- *Commissioners stated that the garage design has a historic precedence for what is there which does not appear to be considered with what is being proposed. The Commission stated that they typically require a garage replacement that is similar to what is currently there.*
- *The Commission more structural information to be provided of the interior and exterior.*
- *Commissioners stated that the style is the most important item for the new garage, if the applicant needs to move the garage further away from the corner they would be fine with because currently the garage is on the property lines and not able to be functional for turning radius.*

- *Commissioners asked to provide additional contextual information on the site to show all that is site on the existing and proposed site plan. This will help Commissioners see what is being removed or replaced on site with the moving of the garage.*
- *Commissioners recommended applicant to provide mortgage survey if the owner has that to provide.*
- *Commissioners stated that is the applicant can't afford repair or replacing with a masonry garage, they would need to pursue economic hardship which can be found it City Code and provides all information that will need to be provided to review. And to read the information to see if that is something the applicant wants to pursue.*

IV. New Applications

8. COA2600699

40 Brunson Ave.

Broad-Brunson Place Condominiums

Carlos Luogo (Owners)

Exterior Alterations

- MOVED TO STAFF APPROVAL.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M

9. COA2600182

604 S. Champion Ave.

Old Oaks Historic District

Charles Cummings (Applicant)

Maria Bruno (Owner)

Exterior Building Alterations

- Remove the existing 3-tab asphalt shingles on existing roof and replace with IKO Dynasty "Summit gray" asphalt shingle which is currently not on the ASL.

10. COA2501378

747 S. Front St.

Brewery Historic District

Tarry Summers – OhioHome Construction (Applicant)

Ack Equity, LLC (Owner)

After presentation and discussion by the Historic Resources Commission at August Business Meeting, Application #COA2501378 was divided into 'a' and 'b' for the clarity of the review and the following motions were made to keep COA2501378a on the agenda and COA2501378b was moved to staff approval.

COA2501378a

Exterior Building Alterations

- Install new Hardibaord siding over the old wood siding on the rear elevation of the house.

COA2501378b

New Construction

- MOVED TO STAFF APPROVAL.

11. COA2600646

711 Oakwood Ave.

Old Oaks Historic District

Gabriel Araya – Fiel Remodeling Services, LLC. (Applicant) CE Investment Group, LLC.(Owner)

After presentation and discussion by the Historic Resources Commission at August Business Meeting, Application #COA2600646 was divided into 'a' and 'b' for the clarity of the review and the following motions were made to keep COA2600646a on the agenda and COA2600646b was moved to staff approval.

COA2600646a

New Construction

- Construct new 12' x 16' wood deck with pressure treated deck boards and 36" wood handrail with vertical spindles.

COA2600646b

711 Oakwood Ave.

Old Oaks Historic District

Gabriel Araya – Fiel Remodeling Services, LLC. (Applicant) CE Investment Group, LLC.(Owner)

New Construction

- MOVED TO STAFF APPROVAL.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30 P.M

12. COA2600753

697 S. Champion Ave.

Old Oaks Historic District

Brandon Bower – Yellowlite, LLC. (Applicant)

Jon Moos (Owner)

Exterior Alteration

- Install new 22 low profile solar panels on the North, South and East elevation.

13. COA2600785

857 S. High St.

Brewery Historic District

Steve Schwope – Schwope Architecture Studio + (Applicant)/ The Steady Collective LLC. (Owner)

Exterior Alterations

- Install new accessible concrete entry ramp along the South elevation of building.
- Remove existing wood porch floor and replace with new concrete porch floor.
- Install new 36" tall metal railing to be painted black.
- Enlarge existing door opening on the rear of ADA accessibility from 32" to 36".
- New door entry to be a full-lite wood door with transom above.
- Maintain existing porch posts but adjust in height to accommodate new concrete floor.

14. COA2600801

1138 Bryden Rd.

Bryden Road Historic District

Danielle Alexander (Applicant)

873 E 4th Avenue LLC. (Owner)

Variances

Exterior Building Alterations

MOVED TO STAFF APPROVAL

V. Conceptual Applications

15. COA2600706

1550 N. Fourth St.
ChenYu Li (Applicant)
Conceptual – Fencing

Brewery Historic District
Yorkie Holding, LLC. (Owner)

- MOVED TO STAFF APPROVAL.

16. COA2600420

1462 Bryden Rd.
Bart Overly (Applicant)
Conceptual – New Construction/Demolition

Bryden Road Historic District
Stephany McMillan & Thomas Creter (Owners)

- Demolish ca. 1900 brick carriage house.
- Construct new 30' x 37' 8", 3-car carriage house per submitted materials.
- Install 4 sconces on the exterior of new front porch posts

The following is from the minutes of the November 20, 2025 HRC hearing:
NO ACTION TAKEN

Commissioner Comments:

- *Commissioners stated the biggest struggle with this proposal is with the complete demolition of the structure. They would need to see a compelling reason for why the historic could not be remodeled, reused or reconfigured. Per Guidelines/Code there is currently is not a basis to support the demolition.*
- *Commission noted there is a financial hardship section of the Code. However an applicant considering something as too expensive would not be applicable and would not be a reasoning for demolition of a historic resource.*
- *Commissioners stated that since there is visual evidence of the alterations that have taken place over time of the architecture, the applicant would have more leeway to change those areas and redesign the existing structure.*
- *Commissioners noted they would support an addition on the garage for additional garage or living space. The Commission recommended adding toward the alley. The Commission would be supportive of variances that would help the garage be keeping with the historic context and fabric and would satisfy owner needs.*
- *Commissioners stated it is important to maintain the structure, not maintaining could turn into demolition by neglect, and this would be violation of the City Code.*
- *The Commission noted that not all buildings are viable for certain programming, and it may not be feasible with the location. But the Commission is open to different options as long as the Guidelines and Code are met.*
- *The Commission noted the current bow in the brick wall can be remedied with tie rods.*
- *Commissioners asked if the applicant believes the provided structural report is accurate.*

VI. Staff Approved Applications

- **COA2600587**

2 W. Royal Forest Blvd.
Shalana Slark(Applicant)

Old Beechwold Historic District
Scott Duffy (Owner)

Approve application COA2600587, 2 W. Royal Forest Blvd., Old Beechwold Historic District as

submitted with the following clarifications:

Screened Porch Rehabilitation

- Remove damaged and deteriorated screened porch structure.
- Retain existing brick porch and concrete steps
- Reconstruct screened portion of porch that was removed to match existing in appearance, size and materials; like-for-like.
- Repair and reinstall salvageable trim details or replace to match existing.
- Install new fiberglass screening within wood-framed openings.
- Prime and paint exterior wood to match existing paint color of screened porch.
- Reinstall/replace gutters and downspouts to match existing.

- **COA2600580**

459 N. High St.

Oliver Holtsberry (Applicant)

North Market Historic District

459 High Street Development LLC (Owner)

Approve application COA2600580, 459 N. High St., North Market Historic District as submitted with the following clarifications:

Signage

- Graphics (Blade Sign – “Archetype”)
- All work to be completed per the attached stamped drawings.

- **COA2600609**

614 S. Champion Ave.

Kyle Early (Owner)

Old Oaks Historic District

Approve application COA2600609, 614 S. Champion Ave., Old Oaks Historic District as submitted with the following clarifications:

Spot Tuck Point--(complete)

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
- 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 Brick Buildings”, available at <http://www.nps.gov/history/hps/tps/briefs/brief02.htm>).

- **COA2600631**

1800 Bryden Rd.

Christopher Rapking (Applicant)

Bryden Road Historic District

Laura Atack (Owner)

Approve application COA2600631, 1800 Bryden Rd., Bryden Road Historic District as submitted with the following clarifications:

Install New Half-Round Gutters (Spec II)

- Remove the existing, inappropriate, non-original, ogee gutter and corrugated down spouts and dispose of all debris according to Columbus City Code.
- 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 white trim color. Paint color chip to be submitted to Historic Preservation Office staff. Any variation in finish color to be reviewed and approved by the Historic Preservation Office staff prior to application.
- Install new, 6", half-round metal gutters and new round, metal down spouts of the appropriate dimension. Finish color to match the existing white trim color. Any variation in finish color to be reviewed and approved by the Historic Preservation Office staff prior to application.
- 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..

• **COA2600524**

26 E. Oakland Ave.

Rami Reddy Bonthu (Applicant)

Northwood Park Historic District

Redbrick Real Investment LLC (Owner)

Approve application COA2600524, 26 E. Oakland Ave., Northwood Park Historic District, as submitted with the following clarifications:

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 PPG Paint, Delicate White. Any variation in 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., 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

• **COA2600691**

1803 Bryden Rd.

Able Production (Applicant)

Bryden Road Historic District

Mark Austin (Owner)

Approve application COA2600691, 1803 Bryden Rd., Bryden Road Historic District as submitted with the following clarifications:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main 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 235 lb., class C, self-sealing 3-tab shingles.
[X] GAF Slateline (dimensional) [X] English Gray Slate
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- 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.

• **COA2600640**

188 E. Oakland Ave.

Northwood Park Historic District

Sandi Gregorio – CJE Restoration (Applicant)

188 East Oakland., LLC. (Owner)

Approve application COA2600640, 188 E. Oakland Ave., Northwood Park Historic District as submitted with the following clarifications:

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 Brick Buildings", available at <http://www.nps.gov/history/hps/tps/briefs/brief02.htm>).
- Replace limestone chimney cap to match existing deteriorated/broken chimney cap.

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof dormer with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.
- Cap missing hip ridge with new metal ridge roll painted "Tinner's Red" to match existing.

• **COA2600699**

40 Brunson Ave.

Broad-Brunson Place Condominiums

Carlos Luogo (Owners)

Approve application COA2600699, 40 Brunson Ave., Broad-Brunson Place Condominiums as submitted with the following clarifications noted:

Exterior Alterations

- Remove non-original wood porch floor on back porch and replace with new Trex Refuge, Point Reyes PVC decking.
- **NOTE: Applicant to submit the end treatment plan and trim detail for the exposed ends of the boards that will overhang on porch. Final Drawings to be submitted to HPO Staff for final review and approval prior to issuance of a certificate.**
- **NOTE: This is being considered a test case for the material on covered rear porch.**

• **COA2501378b**

747 S. Front St.

Brewery Historic District

Tarry Summers – OhioHome Construction (Applicant)

Ack Equity, LLC (Owner)

Approve application COA2501378b, 747 S. Front St., Brewery Historic District as submitted with the following clarifications noted:

New Construction

- Build new 19' x 19', 2 car garage in the rear of property.
- Garage materials to include:
 - Concrete slab
 - Hardieboard siding
 - Hardiboard trim.
 - 36" tall CMU block course on front elevation.
 - (2) 8' x 8' Wayne Dalton garage doors
 - Half-lite man door on East elevation.
 - Asphalt shingles
- **NOTE: Following conditional materials to be submitted to HPO Staff for final review and approval prior to issuance of a certificate;**
 - Submit final selected asphalt shingle
 - Submit exposure/size of hardieboard and if it will be smooth.
 - Submit manufacturer/spec sheet for man door and garage door. Will the garage door have windows?
 - Garage roof to have a metal ridge roll (either Tinnars Red or Gray) installed to follow current codes and guidelines.
 - Trim detail to be added around mandoor that matches around the garage door

• **COA2600646b**

711 Oakwood Ave.

Old Oaks Historic District

Gabriel Araya – Fiel Remodeling Services, LLC. (Applicant) CE Investment Group, LLC.(Owner)

Approve application COA2600646b, 711 Oakwood Ave., Old Oaks Historic District as submitted with the following clarifications noted:

New Construction

- Construct new 20' x 20' detached garage.

- Garage materials to include:
 - Asphalt shingles – Royal Sovereign (Charcoal) 3tab shingle not on the ASL.
 - 6" k-style aluminum gutter and aluminum downspout
 - Classic Steel – short panel – 16' x 7' garage door without windows.
 - 4" double, White, Lap vinyl siding.
 - Maxdetect 3-head LED security flood light
- Install new 6' private fence along alley (West) side to connect South fence to new garage.
- **NOTE:** Following conditional materials to be submitted to HPO Staff for final review and approval prior to issuance of a certificate;
 - Revise the single 2 car garage door to two separate doors to follow current guidelines unless there a tight turning radius in the alley where a single 2 car garage door is acceptable. Applicant to provide the total width of the alley for HPO Staff to verify.
 - Applicant to also submit final detail to show that there is an overhang on the gable ends of garage.
 - To verify that vinyl siding is to be smooth
 - To provide manufacturer/spec sheet of man door, garage door and window if one is proposed.
 - Garage roof to have a metal ridge roll (either Tinnners Red or Gray) installed to follow current codes and guidelines.
- **COA2600801**
1138 Bryden Rd.
Danielle Alexander (Applicant)
Bryden Road Historic District
873 E 4th Avenue LLC. (Owner)

COA2600801a

Recommend application COA2600801a, 1138 Bryden Rd., Bryden Road Historic District as submitted with the following clarifications;

Variances

- Allow for 8 dwelling units with the reduced development standards in the R-3 residential district.
- **CC 3332.035 – R-3 District Permitted Uses.**
The R-3 district permits one (1) single-family dwelling. The proposed development includes eight (8) dwelling units consisting of one existing four-unit apartment building, one existing single-family dwelling converted to a three-unit apartment, and one existing carriage house to remain a single-family dwelling. A variance is requested to permit eight (8) dwelling units in an R-3 district where only one single-family dwelling is otherwise permitted.
- **CC 3332.21 – Building Setback (South Champion Avenue).**
A minimum building setback of twenty-five (25) feet is required along South Champion Avenue. The minimum building setback provided is ten and eight-tenths (10.8) feet. A variance is requested to reduce the required building setback along South Champion Avenue from twenty-five (25) feet to ten and eight-tenths (10.8) feet.
- **CC 3332.25 – Aggregate Side Yards (20% Rule).**
The zoning code requires aggregate side yards equal to twenty percent (20%) of the lot width, or thirty-one and two-tenths (31.2) feet. The aggregate side-yard width provided is

six and one-half (6.5) feet. A variance is requested to reduce the required aggregate side-yard width from thirty-one and two-tenths (31.2) feet to six and one-half (6.5) feet.

- **CC 3332.27 – Rear Yard (One-Unit Dwelling).**

The zoning code requires a rear yard equal to twenty-five percent (25%) of the lot area. The rear yard provided for the one-unit dwelling is zero percent (0%). A variance is requested to reduce the required rear yard for the one-unit dwelling from twenty-five percent (25%) of the lot area to zero percent (0%).

- **CC 3321.05(B)(1) – Vision Clearance (10-Foot Triangle).**

A ten-foot (10') vision clearance triangle is required at the intersection of Chapel Street and Bryden Road. The vision clearance provided is four and one-half (4.5) feet. A variance is requested to permit encroachment into the required ten-foot (10') vision clearance triangle, reducing the required clearance from ten (10) feet to four and one-half (4.5) feet.

- **CC 3321.05(B)(2) – Vision Clearance (30-Foot Triangle – Chapel Street/Bryden Road).**

A thirty-foot (30') vision clearance triangle is required at the intersection of Chapel Street and Bryden Road. The vision clearance provided is four and one-half (4.5) feet. A variance is requested to permit encroachment into the required thirty-foot (30') vision clearance triangle, reducing the required clearance from thirty (30) feet to four and one-half (4.5) feet.

- **CC 3321.05(B)(2) – Vision Clearance (30-Foot Triangle – South Champion Avenue/Bryden Road).**

A thirty-foot (30') vision clearance triangle is required at the intersection of South Champion Avenue and Bryden Road. The vision clearance provided is ten and eight-tenths (10.8) feet. A variance is requested to permit encroachment into the required thirty-foot (30') vision clearance triangle, reducing the required clearance from thirty (30) feet to ten and eight-tenths (10.8) feet.

- **CC 3312.49 – Required Parking.**

Fourteen (14) off-street parking spaces are required. Three (3) off-street parking spaces are provided. A variance is requested to reduce the required off-street parking from fourteen (14) spaces to three (3) spaces.

COA2600801b

Approve application COA2600801b, 1138 Bryden Road, Bryden Road Historic District as submitted with the following clarifications noted:

Exterior Alterations

- Main Home:
 - Convert single unit dwelling to a 3-unit dwelling.
 - Remove grilles from front porch.
 - Replace 2 windows on the 3rd floor with new Marvin Ultimate (Pebble gray) windows from the AWL.
 - Replace rear door and transom with new half-lite wood door.
 - Repair existing wood windows,
 - Repair brick on rear elevation.
 - Repair or replace existing gutters and downspouts.
 - Repair existing cellar door shed on the rear. Paint to match existing house color.
 - Retain existing concrete sidewalk and limestone steps.
 - Remove existing wood steps on rear elevation and replace with new limestone steps.

- Install new aluminum black handrails on rear stoop.
 - Retain existing metal staircase in rear and repair/repaint.
 - Remove existing wood fence and replace with living taxus hedge.
 - Install 3 AC condensers with arborvitae for screening.
 - Paint masonry body – SW “Alabaster”. Paint trim & windows – SW “Creamy”.
- Carriage House:
 - Convert existing Carriage House into an ADU.
 - Repair cupola as needed. Paint same color to match trim
 - Repair slate roof
 - Replace garage door
 - Install new rubber roof on flat roof portion
 - Replace windows in all window openings with Marvin Ultimate (Pebble Gray) from AWL.
 - Install 5 new half-lite wood door to be clear-coated mahogany.
 - Install new Clopay Gallery Steel short panel with windows to similarly match existing garage door.
 - Clean brick with low pressure powerwashing.
 - Install new limestone paver patio in front of garage door/man door to simulate historic driveway and remove curbcut.
 - Install 1 new AC condensor
- Existing 4-unit Addition:
 - Install new 4 AC condensers with arborvitae screening.
 - Repair existing stucco and repaint to match color palette
 - Repair or replace deteriorated windows with compatible units.
 - Repair deteriorated concrete walkway.
- **NOTE:** Applicant to submit with the following conditions to be submitted to HPO Staff for final review and approval prior to issuance of a certificate;
 - Applicant to submit a separate landscaping plan that includes all proposed plantings and patio space in front of Carriage House.
 - Application to submit additional information/evidence identifying if there are still old windows existing on the property and if they are in a condition to restore.
 - Applicant to revise the set of three window design of the Carriage House to include mullions to divide the windows and to provide revised drawing.
- **COA2600706**
1550 N. Fourth St.
ChenYu Li (Applicant)
Approve application COA2600706, 1550 N. Fourth St., Brewery Historic District as submitted with the following clarifications noted:
Fencing
 - Maintain existing Auto Service use for existing site as well as to add Auto Sales to the site.
 - Install new 7’ aluminum picket fence along South, North and West property lines with new rolling gate.
 - Abandon and remove curbcut per submitted site plan.

Brewery Historic District
Yorkie Holding, LLC. (Owner)

- Restripe parking lot to include 27 parking spaces that include vehicle display, employee parking and customer parking.
- **NOTE:** Applicant to provide updated site plan to show removal of curb cut and new location of person gate.
- **NOTE:** Application to submit a new application for proposed permanent signage or temporary signage.

VII. New Business

VIII. Old Business

IX. 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.