

Meeting Minutes

Historic Resources Commission



Location: 111 N. Front Street, Room 204



Date: July 16, 2026



Time: 4:00pm

Commissioners Present: *Bhaste, Forijt (arrived at 4:04 PM), McCabe (left at 6:15), Sinha, Henry, Gibboney (5:03 – 6:15 PM)*

Commissioners Absent: *Williams-Agraw*

Staff Present: *Graff*

I. Call to Order 4:02 p.m.

- **Next Business Meeting:**
Thursday, August 6, 2026 at 12:00 p.m.
111 N. Front St., 2nd Floor, Room 205
- **Next Hearing:**
Thursday, August 20, 2026 at 4:00pm
111 N. Front St., 2nd Floor, Room 204
- **Swear in Staff**
- **Introduction of Commissioners**
- **Overview Hearing Format**
- **Public Forum**

- II. Approval of Staff Approval** –The Historic Resources Commission hereby accepts all Staff Approved, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Sinha/Henry (4-0-0). APPROVED

III. Approval of Minutes from the Last Meeting– June 18, 2026

MOTION: Sinha/Bhaste (4-0-0). APPROVED

Applications for Certificates of Appropriateness

I. Staff Recommended Applications

1. COA2600632

831 S. Front St.

Brewery Historic District

Bronte Clifford (Owner)

Approve Application # COA2600632, 831 S. Front St., Brewery Historic District, as submitted with the following condition as noted:

Hardscaping

- Install new concrete sidewalk from S. Front St. to rear of building for ADA accessibility/entrance.
- NOTE: Applicant to revise drawings to show that they will not infill the current garden beds with concrete.

MOTION: Henry/Sinha(5-0-0) APPROVED.

II. Continued Applications

2. COA2600509

1776 Bryden Rd.

Yasmin Osman (Applicant)

Bryden Road Historic District

Yusef Abdillahi (Owner)

Continue application # COA2500509, 1776 Bryden Rd., Bryden Road Historic District, due to applicant's absence.

Exterior Alterations

- Removal of original leaded glass sidelight and installation of 2 new custom-made leaded sidelights.
- Removal of paneled porch roof and installation of new unpainted tongue and groove porch ceiling.
- Installation of ceiling can lights.
- Removal of flood security light over rear door.
- Installation of new flood/security lights fixtures on garage.

MOTION: Sinha/Henry (4-0-0) CONTINUED.

3. COA2600529

23 Riverview Park Dr.

Timothy Mitchell (Owner)

Old Beechwold Historic District

Approve application #COA2600529, 23 Riverview Park Dr., Old Beechwold Historic District, as amended with the following conditions noted.

Exterior Alterations

- Remove 39 wood storms from property.
- Remove 17 original multi-lite windows on South per submitted materials.
- Replace windows with new Pella Reserve windows from the AWL. Windows to be "White".
- NOTE: Windows to be replaced on the South elevation ONLY.

MOTION: Bhaste/Sinha (5-0-1) APPROVED. [McCabe]

Commissioner Comments:

- Commissioners stated the reasoning for approval on the South elevation is because there currently are 4 vinyl replacement windows on the rear and the South sees the most weathering.

III. New Applications

4. COA2600678

467 N. High St.

Matt Toddy – Elevation Studio (Applicant)

North Market Historic District

Brewery Real Estate Partnership (Owner)

Approve application # COA2600678, 467 N. High St., North Market Historic District, as amended with the following clarifications noted:

Exterior Alterations

- Remove the existing double wood door on West elevation and replace with new full-lite wood doors that will be stained to match East elevation.
- Remove awning and install new black gooseneck light fixture.

- Replace wood paneling underneath storefront windows and install with new smooth panel wood that will be painted Sw6991 “Black Magic”.
- **NOTE:** Door to be replaced in-kind with design and materials. Final door drawings and specifications to be submitted to HPO Staff for final review and approval prior to issuance of a certificate.

MOTION: Sinha/Forijt (6-0-1) APPROVED. [Henry]

5. COA2600506

525-531 Park St.

North Market Historic District

Nicholas Munoz – Meyers & Associates (Applicant) Park & Spruce Acquisitions LLC. (Owners)

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;

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.

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.

6. COA2600579

721 Kimball Place.

Old Oaks Historic District

Elsa Saelens and Jacob Mix (Owners)

Approve application # COA2600579, 721 Kimball Place, Old Oaks Historic District, as submitted with the following clarification noted;

Hardscaping

- Remove existing landscape timbers and install new masonry retaining wall will be approximately 1 foot in height with a 3” cap.
- **NOTE:** Hill side behind retaining wall is to be just grass. If there are any gardening changes that they would like to add in the future they will need to reach out to HPO Staff for review and approval.

MOTION: Sinha/Forijt (6-0-0) APPROVED.

Commissioner Comments:

- Commissioners stated they can be in support of this proposed retaining wall since it has a unique caveat with the location behind a ADA sloping ramp in the sidewalk and the wall is still low enough to be similar in height to the previous timber ties that were there.

7. COA2600613

26 E. Oakland Ave.

Misty Womeldorff (Applicant)

Northwood Park Historic District

Redbrick Real Investment LLC. (Owner)

Approve application # COA2600613, 26 E. Oakland Ave., Northwood Park Historic District, as submitted with the following conditions as noted;

Exterior Alterations

- Removal of existing slate roof and replace with new asphalt GAF Slateline.

NOTE: Applicant to submit a drawing with the proposed venting for the roof.

NOTE: Applicant to submit a COA application for box gutter work/repair to HPO Staff for review and approval prior to issuance of a certificate.

MOTION: Gibboney/Henry (6-0-0) APPROVED.

8. COA2600628

132 E. Oakland Ave.

Michael Caldwell and Jane Murphy (Owners)

Northwood Park Historic District

Continue application # COA2600628, 132 E. Oaklnad Ave., Northwood Park Historic District, to allow applicant time to revise their drawings to be more in line with the Commissioners comments and feedback on the design;

New Construction - Garage

- Construct a 1-car garage in the rear of yard.
- Materials to be:
 - Vertical wood siding on the North and West elevation.
 - Lattice on the South and East elevations.
 - Floor to be reinforced concrete slab
 - Roof to be a shed roof that drains to the South

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

Commissioner Comments:

- Commissioners stated that they are in support of the idea (massing/configuration) but not with the corrugated roof material. If they would support this material it would set a precedence in the districts.
- Commissioners stated that the design does not fall within their typical garage designs that they review but the proposed design appears more like carport because of the exposed top and sides.
- Commissioners asked applicant to provide more details of the wood cladding/siding as well as the proposed lattice.
- Commissioners requested applicant to supply more details on the materials and height of the retaining wall that will be in the alley since there will be a slope creating for the driveway.
- Though it is the applicants plan to have the existing wisteria grown on the lattice side for coverage, the Commission stated the present landscaping may not be there in the future and that is something the Commission has to consider in the design as well.

IV. Conceptual Applications

9. COA2600629

586 E. Town St.

Kelton House Properties LLC. (Applicant)

East Town Street Historic District
Matthew Brown – Moody Nolan Inc. (Owner)

Conceptual – Exterior Alterations/New Construction

- Reconstruction of the historic rear wing which contained the kitchen and servants quarters.
- Includes the construction of a new rear wing to accommodate an event space to be use by the Kelton House Museum and Junior League of Columbus. New portion to be comparable but not identical to the previous construction and will be larger than previous.
- Commissioners stated that they would need

Commissioner Comments:

- Commissioners stated that they are supportive of the concept and understanding the reasoning of needing space.
- The Applicant is on the right path with moving forward but it will need to be shown in the concepts. The main focus will be the details and design of the addition and correlations with the original structures.
- Commissioners recommended breaking it from the original structure a little further and possible consider using a glazed hyphen similar to a recent approval where an addition was being added to a larger structure.
- Commission stated that if the applicant would like to propose a flat roof connector between the main home and new addition to possibly install and hide equipment, they recommend to propose what they need and show in design.
- Commissioners asked what is the additional feet that is being added from the where the original ends.
- Commissioner stated that the current conceptual massing and roof slope appears to be a little foreign to what is existing and feeling a little forced, but understanding that will change once more details on the design of structure and landscape are proposed in future iterations.
- Commissioners stated that the proposed length will be beneficial in order to protect the older trees on the property and the garden space in the rear.
- Commissioner recommended the applicant in a way try to somehow create architecturally a trace of what was originally there without creating the original size/footprint or pushing it back further into the garden space.
- Commissioners asked for more views at ground level of what you would see to help in review of the new addition design.

10. COA2600661

1725 Bryden Rd.

Susan Wilson-Brooks (Owner)

Bryden Road Historic District

Conceptual – Exterior Alterations

- Install 3rd floor terrace with the following options.
- Option 1:
 - Remove existing 3rd floor south windows and install center doubled doors with steps down to deck.
 - Install new sidelight wood window units and closed porch guard rail was made of Hardie plank siding to match.
- Option 2:
 - Remove 2 existing window units and install a door with steps to roof deck.
 - Install aluminum railing for roof terrace to match 2nd floor terrace railing.

NO ACTION TAKEN

Commissioner Comments:

- Commissioners asked if there has been research into window opening sizing needed for egress. If window is made compliant than that would achieve egress.
- The Hardieboard siding railing that is supposed to represent a parapet wall looks more like screening not a parapet and reading more like a fence.
- Commissioners asked if the owner is trying to achieve more of a patio space in this concept.
- Commissioners stated the problem to solve is adding egress to the third floor bedroom but adding a door would be an added feature for the patio space and not to satisfy egress.
- Commissioners stated that if egress is needed than they recommend solving it the simplest way possible and needs to be solved first. The outdoor terrace would be a bonus.
- Commissioners asked applicant to include height requirement of the windows along with the height requirements for egress before Commissioners can consider a door being installed.
- Commissioners recommend that if needing to have a door, putting one in the middle of the set of three windows and replicating to make it look like the existing window in order to blend in with the dormer windows.
- Commissioners asked if the attic floor is level with the roofs additions or if it will need to have a step down.
- Commissioners asked applicant to provide a section drawing to show the roof line cut for the proposed door access.

11. COA2600650

1138 Bryden Rd.

Danielle Alexander (Applicant)

Bryden Road Historic District

873 E 4th Avenue LLC. (Owner)

Conceptual

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.

Exterior Alterations

- Convert single unit dwelling to a 3-unit dwelling.
- Convert existing Carriage House into an ADU.

NO ACTION TAKEN

Commissioner Comments:

- Commissioners asked if the rear shed structure of over the rear stairs would be remaining.
- Commissioners asked if applicant would be replacing the downspouts since they were not present in the rendering provided.
- Commissioners asked if the parking spot configuration is updated per Zoning.
- Commissioners stated that they are supportive for where this project is going and to make sure the applicant provides the updated renderings after discussion with HPO Staff and Commission that shows the revised window selection from the approved windows list, 2-OVER-2 windows on the carriage house, the revised door design with transom on the rear elevation of main structure, revised landscaping/site plan to show the updated AC units and for applicant to supply a photo or elevation drawing on the proposed connection/entry points for the AC unit into the main structure.

V. Staff Approved Applications

- **COA2600566**

721 Kimball Place

Old Oaks

Elsa Saelens (Applicant)

Elsa Saelens and Jacob Mix (Owners)

Approve application COA2600566, 721 Kimball Pl., Old Oaks Historic District, as submitted with the following clarifications:

Install New Privacy Fence

- Remove the existing wood privacy fence and install a new six-feet high (6'H), wood privacy fence along the north, west, and south property lines in the rear yard, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six feet high (6'H), straight-cut or dog eared (not stockade)

wood fence-finished side out facing the neighboring properties (i.e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6'H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6'H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.

- New fence to be installed on, or within the property lines.
- Fence to be painted or stained within one (1) year. Stain to be opaque.

- **COA2600533**

732 Oakwood Ave.

Old Oaks Historic District

Anwitha Shetty (Owner)

Approve application COA2600533, 732 Oakwood Ave., Old Oaks Historic District as submitted with the following clarifications:

Repair/Replace Existing Ogee (K-style) Gutter and Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the rear (East elevation) and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- 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 trim color. Paint color chip to be submitted to Historic Preservation Office staff.
- Install new, corrugated metal downspouts of the appropriate dimension to assure proper drainage on North, South and East elevation. Finish color to match the existing trim color.
- 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.
- Existing box gutter system on main home is not apart of gutter work, only replacements on downspouts.

- **COA2600507**

1776 Bryden Rd.

Bryden Road Historic District

Yasmin Osman (Applicant)

Abdillahi Yusuf (Owner)

Approve application COA2600507, 1776 Bryden Rd., Bryden Road Historic District as submitted with the following clarifications:

Secure Windows

- Install plywood over broken windows per submitted materials to temporarily secure the building.
- Plywood to be exterior grade, 3/4" smooth on one side, and primed on all sides prior to installation.
- Plywood to be cut to fit the existing window and door jambs; outside-to-outside.
- Jambs and sashes to remain in place.
- Size of existing masonry opening to remain the same.
- Plywood to be painted after installation.
- Plywood to be painted SW7076 "Cyberspace" to match existing trim color

- **COA2600330**

709 S. Champion Ave.

Old Oaks Historic

District

Tiffany Thomas (Applicant)

Shawyn Carroll (Owner)

Approve application COA2600330, 709 S. Champion Ave., Old Oaks 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
 - Siding and Trim to be painted SW2829 "Classic White".
- 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.

- **COA2600611**

681 S. Ohio Avenue

Old Oaks Historic District

Robert Wood (Applicant)

ESQ Holdings Limited (Owner)

Approve application COA2600611, 681 S. Ohio Avenue., Old Oaks, as submitted with the following clarifications:

- Exterior painting.
- Repair/replace gutters and downspouts.
- Repair/replace concrete porch steps and service steps.
- Repair existing porch railing.
- Repair/replace existing service steps railing.
- Repair/replace siding with GAF Fiber Cement Siding to match existing.

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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
 - Siding to be painted SW 6258 "Tricorn Black" and trim to be painted SW6993 "Black of Night".
- **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.

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 to match.
- 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.

Repair/Replace Concrete Steps

- Repair/replace concrete porch and service steps to match existing location and dimensions; like-for-like.
- Work to be in accordance with all applicable City Code and industry standards.

Railings

- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.
- Repair/replace service steps railing to match; like-for-like.

Repair/Replace Fiber Siding

- Repair/replace any/all damaged, deteriorated, and missing fiber cement siding with new GAF fiber cement siding of exact same design, style, and dimensions; like-for-like.

- **COA2600576**
444 E. Broad St. 444 E. Broad St., First Congregational Church, Individual Listing
Melinda Shah – Schooley Caldwell (Applicant)/ Trustees First Congregational Church (Owner)

Approve application COA2600576, 444 E. Broad St., First Congregational Church, Individual Listing, as submitted with the following clarifications:

Spot Tuck Point--(complete)

Check all mortar joints on East and North elevation 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>).

Repair Steel Window

- Examine steel casement windows on North elevation and make all necessary repairs to insure proper stability, per submitted drawings.
- Paint steel windows SW7019 "Gauntlet Gray" to match the paint color previously approved in 2017.
- Any/all original stained windows are to be repaired in accordance with industry standards for steel windows per National Park Services Preservation Brief 13 – "The Repair and Thermal Upgrading of Historic Steel Windows".

• **COA2600624**

85 E. Oaklnad Ave.

Northwood Park Historic District

Muth and Company Roofing (Applicant)

Meral Crane (Owner)

Approve application COA2600624, 85 E. Oakland Ave., Northwood Park Historic District as submitted with the following clarifications:

Install TPO Roof

- Remove any/all rolled roofing on rear addition to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new TPO roofing in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
 - TPO roof to be "Grey".
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fasçia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

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 or synthetic underlayment 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. Shingle selection from the approved shingles list to be: GAF - Slateline – Weathered 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.

VI. New Business

VII. Old Business

VIII. Adjournment: MOTION: Gibboney/Sinha (6-0-0) ADJOURNED (6:47 p.m.)