THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Meeting Agenda
Historic Resources Commission

Location: 111 N. Front Street, Room 204
Date: November 19, 2026
Time: 4:00pm

I. Call to Order (Chair)

- Next Business Meeting:
  Thursday, December 3rd, 2026 at 12:00 p.m.
  111 N. Front St., 2nd Floor, Room 205
- Next Hearing:
  Thursday, December 17th, 2026 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 – October 15, 2026

Staff Reports

Applications for Certificates of Appropriateness

I. Staff Recommended Applications

1. **COA2601173**
1138 Bryden Rd. **Bryden Road Historic District**
Danielle Alexander (Owner)
Variance Recommendation
- **MOVED TO STAFF APPROVAL.**

II. Continued Applications

2. **COA2500102b**
204 E. Oakland Ave. **Northwood Park Historic District**
Brain Lesko (Owner)
Exterior Building Alterations
- MOVED TO STAFF APPROVAL

3. **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.

The following is from the minutes of the October 15, 2026, HRC hearing:
Continue Application #COA2600182, 604 S. Champion Ave., Old Oaks Historic District, due to applicant's absence.
MOTION: Sinha/Gibboney (7-0-0) CONTINUED.

4. **COA2600351**
711 Oakwood Ave. **Old Oaks Historic District**
Charles Smith (Applicant) **CE Investment Group LLC. (Owner)**
Exterior Building Alterations

- MOVED TO STAFF APPROVAL

5. COA2601053
724 Wilson Ave. **Old Oaks Historic District**
Anthony Jenkins (Owner)
Landscaping
Response to a Code Violation

- To approve existing landscaping which includes retaining walls and infill of installed pond.

The following is from the minutes of the October 15, 2026 HRC hearing:
Continue application # COA2601053, 724 Wilson Ave., Old Oaks Historic District, to allow applicant time to provide additional materials requested by the Commission;
MOTION: Gibboney/Sinha (7-0-0) CONTINUED.

Commissioner Comments:

- *Commissioners asked applicant to provide additional photo and information on the pond if there have been updates to what has been provided in the materials.*
- *Commissioners stated that Old Oaks became a district in the 1990's so any work after it becoming a district would constitute a code violation.*
- *Commissioners stated that though the owner may not have been the one to have performed the work and was there prior to purchasing the property, there is an official active violation issued in 2019 that needs to be addressed and now the step that the owner and Commission need to take is how do we fix it to satisfy the violation per City Code and Guidelines.*
- *Commissioners stated that they are a design review Commission and do not have control over violations and cannot remove the violation. If there is concern over the violation, they recommend reaching out to the Code Officer and Code Enforcement on that matter.*

III. New Applications

6. **COA2600812**
1469-1471 Bryden Rd. **Bryden Road Historic District**
Heldine Airbnb LLC. (Owner)
Exterior Alterations
Response to a Code Violation

- Construct two new balconies on the rear (South) elevation to be similar to neighboring property. Balconies to be constructed with new wood columns, posts and pickets.

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

7. COA2601127

26 E. Oakland Ave. **Northwood Park Historic District**
Rami Bonthu – Redbrick Real Investment, LLC. (Owner)
Landscaping/Hardscaping

- Remove existing rear retaining and regrade rear yard to install a 22’ x 32’ 8” parking pad to include 4 parking spaces.
- Install 6’ fence around perimeter of parking pad as well as (2) 2’ 1” planter areas to the North and South.

8. COA26001129

774 Bedford Ave. **Old Oaks Historic District**
Mitchell Levine (Owner)
New Construction - Addition

- Enclose existing 2nd story deck to create a sleeping porch.

9. COA26001132

111 Liberty St. **Brewery Historic District**
DaNite Sign Company (Applicant) **Elford Land Company (Owner)**
Signage

- Install new wall sign stating “Pearl Dental Lab”.
- Proposing 3 options;
    - Option 1 (preferred): Internally illuminated Channel Letters 3’3” x 11’6.75”
    - Option 2: Internally illuminated sign cabinet 4’6” x 11’ 7”.
    - Option 3: Halo (LED) illuminated channel letters on backer panel; 3’8.75” x 11’7”.

10. COA2601133

1703 Bryden Rd. **Bryden Road Historic District**
Paul Ross – G& F QOZB LLC. (Owner)
Exterior Building Alterations

- MOVED TO STAFF APPROVAL.

11. COA2601146

1309 Bryden Rd. **Bryden Road Historic District**
Next Generation Exteriors, LLC. (Applicant) **Nicholas Wawrzyniak (Owner)**
Exterior Building Alteration

- MOVED TO STAFF APPROVAL.

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

12. COA26001152

747-749 S. Pearl St. **Brewery Historic District**

James Ward (Owner)
Exterior Building Alterations

- Removal of existing vinyl siding on all four elevations due to recent storm damage.
- Replace vinyl siding with new vinyl siding to be 4" in exposure in Indigo.
- Vinyl trim details to be in smooth in "Aspen White".

13. COA2601122
640 S. Ohio Ave. **Old Oaks Historic District**
Gary Rhoades – St. Dominic Church (Applicant) **Bishop Herrmann (Owner)**
Demolition
    - Removal of single-story boiler building from rear of property.
    - Infill and install grass/sod once building has been demolished.

IV. Conceptual

14. **COA2601006**
373 W. Rich St. **Individually Listed Property**
KMCY Law (Applicant) **Pannell Music Center LLC. (Owner)**
Demolition
    - Demolish the existing 373 W. Rich St. structure.
    - Construct new 3 story building for Blu Note – Franklinton Music Pavillion.

V. Staff Approved Applications

- **COA2601119**
501 Park St. **North Market Historic District**
Neil E. Loemker, Park St. Tavern (Applicant) / CHARLES ON THE PARK LLC (Owner)
Approve application COA2601119, 501 Park St., North Market Historic District as submitted with the following clarifications:
Install New Hanging Sign
    - Install new, non-illuminated 30" (inch) by 30" (inch) hanging sign per the submitted materials.
    - Installation to be via mortar joints with no drilling or damage into any masonry or historic materials.

- **COA2600990**
655 Wilson Ave. **Old Oaks Historic District**
Chad Crowe (Owner)
Approve application COA2600990, 655 Wilson Ave., Old Oaks Historic District as submitted with the following clarifications:
Remove Chimney Mortar
    - Remove all non-original, compromised and inappropriate mortar from brick chimneys with the appropriate hand tools to a depth of no less than one inch (1").
    - Moisten surface with water and solid point 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).

- **COA2600968**
  177 W. Jeffrey Place **Old Beechwold Historic District**
  Sarah Sabihi & Joshua Fedder (Owner)
  Approve application COA2600968, 177 W. Jeffrey Place, Old Beechwold Historic District as submitted with the following clarifications:
  Install New Windows (Full Frame Replacement)
  - Remove all existing windows in the framed garage, a mix of deteriorated wood casement and double-hung windows.
  - Remove the entire existing window to the studs/rough opening.
  - Install a complete new window (sashes, jambs, and exterior sill).
  - New windows to be Marvin Ultimate, SDL, casement, fixed, and double-hung, "Stone White," aluminum-clad wood windows, per the submitted windows quote.
  - New windows must be custom sized to fit the historic openings, without the installation of additional trim.
  - Install new, exterior, wood casings and drip molding, to match dimensions and profile of the original, as needed.

- **COA2601017**
  136 E. Northwood **Northwood Park Historic District**
  James Douglas (Applicant)/136 Northwood LLC (Owner)
  Approve application COA2601017, 136 E. Northwood, Northwood Park 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. Manufacturer and color to be either Certain Teed, standard 3-tab, in Nickle Gray or GAF, Royal Sovereign (standard 3-tab), in Nickle Gray.
  - 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 and/or soffit vents.

- **COA2601024**
  125 E. Broad Street **Trinity Episcopal Church/Individually Listed**
  Daniel DeGreve (Applicant), WARDENS & VESTRY TRINITY (Owner)
  Approve Application # COA2601024, 125 E. Broad St., Trinity Episcopal Church, as submitted, with all clarifications, as noted;

  Mortar Removal
  - Remove all non-original, and inappropriate mortar on portions of the Trinity House and Parish House facilities with the appropriate hand tools to a depth of no less than one inch (1").
  - Moisten surface with water and solid point 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 Masonry Walls
  - Remove any/all damaged material and replace with like-for-like materials as indicated by checked box. Replacement [ ]brick [ ]block and/or **[X]stone** to match existing in size, color, and shape. Mortar to match existing mortar in color, texture, hardness, and joint profile. The height, thickness, and length of the masonry wall is to remain the same following the completion of all repairs.
  - Repair deteriorated sandstone/limestone ornamental stone, smooth cut sandstone and limestone will be made through dutchman and "Jahn M70" repairs to match existing color, texture and profile.

  Exterior Painting/Previously Painted Brick, Stone or Stucco
  - Prepare stucco surface on South elevation and remove delaminating paint for repainting using the appropriate hand tools.
  - Remove loose debris, dust, and flaking paint from the stucco surface using a soft-bristle brush. To avoid damaging historic masonry, do not use a wire-bristle brush.
  - Rinse exterior stucco surfaces, starting at the top and working downward, to remove loose bits of mortar and old paint. Use a garden hose with a spray nozzle set to a low or mid-pressure setting.
  - To avoid damaging historic masonry and/or mortar, do not use a pressure washer.
  - Fill any missing mortar between the bricks with fresh mortar, with joint profile to match original. Allow to cure for one week.
  - Allow all masonry to dry completely before applying an appropriate exterior primer.
  - Apply exterior primer to exterior stucco surfaces according to manufacturers' directions.
  - Apply exterior silca based paint after primer has completely dried.

- 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.

Install Standing Seam Metal Roof (copper material)

- Remove existing deteriorated flashing, valleys and portions of standing seam copper roof and dispose of all debris properly.
- Supply and install a new standing seam metal roof with an 18" wide panel configuration. Snap on metal seams shall be 1" in height and bent to the curvature of the roof. All clips shall be fastened through the deck to the roof purlins. Materials shall be copper.
- Supply and install all new edge flashings, cricket flashing and valleys in new copper.
- Install new standing seam copper roofing to match replacement areas.
- Provide all accessory items and components necessary for a complete and watertight roof system.

Repair Stained Glass Windows

- Examine all stained glass windows on all elevations and make all necessary repairs, per NPS Preservation Brief #33, "The Preservation and Repair of Stained and Leaded Glass."

Install New Storm Windows

- Remove existing unvented storm windows
- Install new, low profile, vented, metal storm windows over existing stained glass windows, per submitted materials.
- New storm windows to be installed inside the existing window frame where previous storms were installed.
- Storm window color to match the primary trim color as closely as possible.
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- All work to be in accordance with the performance manual.

- **COA2600931**

677 Wilson Ave. Old Oaks Historic District
Precision Slate and Tile Roofing Co.(Applicant)/ Derrick Manley (Owner)
Approve application COA2600931, 677 Wilson Ave., Old Oaks Historic District as submitted with the following clarifications:

Repair Stop Gutters

- Examine all stop gutters on the main roof and make any repairs and/or replace the existing stop 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.

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the (main roof/carriage house/garage) with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.
  - Slate replacement with "North Country Black".

- **COA2601093**

2123 Iuka Ave. Iuka Ravine Historic District
Richard Warren(Owner)
Approve application COA2601093, 2123 Iuka Ave., Iuka Ravine Historic District as submitted with the following clarifications:
Remove and Install New Asphalt Shingle Roof (Front Porch Only)

- 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. Manufacturer and color to be:
- Manufacturer: GAF Style: Royal Sovereign (3-tab)Weathered Gray
- 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 and/or soffit vents.

- **COA2601170**

1500 Bryden Rd. Bryden Road Historic District
City of Columbus (Applicant) Kevin Noesner (Owner)
Approve application COA2601170 Bryden Rd., Bryden Road Historic District, as submitted with the following clarifications:
Exterior Alterations

- Paint stabilization of soffits, fascia, rake boards, rafter tails, porch components, wood siding, casings and associated trim per HUD guidelines and submitted specifications.

- Remove & replace porch ceiling. New material to be ply-bead sheeting or beadboard planking.
- Replace 2 exterior doors per submitted specifications. New doors to be Belleville smooth fiberglass: 1 door to be full-lite, 1 door to be 6-panel.
- Install new Larson storm door per submitted specifications.
- Remove existing gutters and install new 5" k-style gutters per submitted specifications.
- Replace deteriorated and lead compromised windows per HUD guidelines and submitted specifications and details. All new units to be Jeldwen Siteline windows, sized exactly to fit the existing openings, and matching the exiting windows design.
- Total number of units: 20 DHWs (seven 9-over-1 DHW, thirteen 1-over-1 DHW), two 6-lite casement windows, and ten basement windows.
- Exterior paint colors to match existing color scheme:
  - Sherwin Williams "Keyston Gray" [SW 7504] (Concrete window headers & sills, window sashes, front porch headers, Front Entry door, Wood Siding (walls & gables)
  - Sherwin Williams "Nonchalant White" [SW 6161] (soffit, fascia, columns, ceiling, window trim, corner trim).
  - Sherwin Williams "Burgundy" [SW 6300] (miscellaneous trim components- crown, fascia).

- **COA2601174**
  961 S. High St. Brewery Historic District
  Mike Ferris Properties Inc.(Owner)
  Approve application COA2601174, 961 S. High St., Brewery Historic District as submitted with the following clarifications:
  <u>Remove and Install New Asphalt Shingle Roof</u>
  - 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. Manufacturer and color to be:
  - Manufacturer: <u>GAF Style: Royal Sovereign (3-tab) Nickel Gray</u>
  - 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 and/or soffit vents.

- **COA2601098**

148 W. Jeffrey Pl. **Old Beechwold Historic District**
Daphne Remnant, Breezeline (Applicant) **Robert Levine (Owner)**
Approve application COA2601098, 148 W Jeffrey Pl., Old Beechwold Historic District as submitted with the following clarifications:

- Remove current paver stone from front walkway
- Level front walkway using paver base and sand
- Return paver stone to original position

- **COA2601090**

1443 Bryden Rd. Bryden Road Historic District
Lindsay Jones, Blind Eye Restoration (Applicant) / Meilen Grace (Owner)
Approve application COA2601090, 1443 Bryden Rd., Bryden Road Historic District as submitted with the following clarifications:
Install New Storm Windows

- Install new, low profile, wooden storm windows (2nd and 3rd floor).
- New storm windows to be installed inside the existing window frame.
- Storm window color will be Sherwin Williams Tricorn Black.
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.
- Storm windows to operate smoothly.
- All work to be in accordance with the performance manual.

- **COA2600737**

686 S. Ohio Ave. Old Oaks Historic District
Jimmy Mendiola (Owner)
Approve application #COA2500737, 686 S. Ohio Ave., Old Oaks Historic District, for 2nd renewal of expired application #COA2500755 (expired 08-05-2026), with minor alterations, for a period of one (1) year.

Note: New Doors have been revised to be mahogany as well as the addition to replacement of a wood transom above the rear (east elevation) (staff approved change, 10-15-2026, M.G.).
Exterior Alterations

- *Install new windows on the first, second, and basement floors.*
- *Install two new doors at the primary/west elevation and the rear/east elevation.*
- *Rebuild hole in brick exterior wall.*
- *Repair spalling brick.*
- *Rebuild eaves and gutters.*
- *Remove metal exterior stairs.*
- *Repair/replace damaged, deteriorated, missing wood trim elements as necessary to match existing.*
- *Construct new front (west elevation) and rear (east elevation) porches.*
- *Replace cellar doors with new.*
- *Replace asphalt shingles with new from approved list and rebuild chimney.*
- ***Note**: Brick selection to be submitted to staff for final review and approval.*

- ***Note**: Mullion to be included per staff recommendation (including primary/west elevation oriel window).*
- ***Note**: Basement window adjustment to add single pane window on either side of the existing mullion per staff recommendation. Cut sheets to be submitted to staff for final review and approval.*

MOTION: Forejt/Leasure (7-0-0) APPROVED.

Commissioner Comments:

- *Commission ok with proposed window size at the rear, as this area was already reduced in size in the past, and the previous window and opening were previously removed and modified at this location.*
- *Recommend re-using existing brick.*
- *Asked that applicant provide photo sample of new brick to be used, including for chimney rebuild to staff.*

- **COA2601173**

1138 Bryden Rd. **Bryden Road Historic District**

Danielle Alexander (Owner)

Recommend application COA2601173, 1138 Bryden Rd., Bryden Road Historic District as submitted;

Variance Recommendation

- **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 singlefamily 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.
- **3332.21 – Building Setback (South Champion Avenue).** A minimum building setback of ten (10) feet is required along South Champion Avenue. The one-unit dwelling provides a setback of three (3) feet. A variance is requested to reduce the required setback from ten (10) feet to three (3) feet. The three-unit dwelling provides a setback of two and three-tenths (2.3) feet. A variance is requested to reduce the required setback from ten (10) feet to two and three-tenths (2.3) feet.
- **3332.25(A)(2) – Required Side Yards.** The zoning code requires a minimum side yard of five (5) feet. The minimum side-yard width provided, measured at the closest point of the structure to the eastern property line is 2.3 feet. A variance is requested to reduce the required minimum side yard from five (5) feet to 2.3 feet from the eastern property line. **(UPDATED)**
- **3332.25(B)(2) – Required Side Yards.** The zoning code requires that the sum of the widths of the side yards equal or exceed 20 percent of the width of the lot, provided that not more than 16 feet need be so devoted in the R-3, Residential District. A variance is requested to reduce the required combined side yards from 16 feet to 8.8 feet. **(UPDATED)**
- **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%).

- **3321.05(B)(1) – Vision Clearance (10-Foot Triangle – Chapel Street/South Champion Avenue).** A ten-foot (10') vision clearance triangle is required at the southwest corner of the intersection of Chapel Street and South Champion Avenue. 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.
- **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 northwest corner of the intersection of South Champion Avenue and Bryden Road. The vision clearance provided is thirteen (13) 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 thirteen (13) feet.
- **3312.49 – Required Parking.** Thirteen (13) off-street parking spaces are required. Six (6) off-street parking spaces are provided. A variance is requested to reduce the required off-street parking from thirteen (13) spaces to six (6) spaces.
- **3332.28 – Side Yard Obstruction (West Side Yard – Steps).** The zoning code prohibits certain obstructions within required side yards. Existing steps serving the four-unit dwelling are located within the west side yard and encroach into the required sideyard area. A variance is requested to permit the existing steps to remain within the west side yard as a permitted obstruction.

- **COA2500102**b
  204 E. Oakland Ave. **Northwood Park Historic District**
  Brain Lesko (Owner)
  Approve application COA2500102b, 204 E. Oakland Ave., Northwood Park Historic District as submitted with the following clarifications:
  Exterior Building Alterations
  - Remove vinyl fascia wrap on front porch and restore existing aluminum fascia wrap underneath.
  - Replace one double-hung, one-over-one, dormer window with a casement window (work completed) and add wood piece to create the appearance of a meeting rail.

- **COA2600351**
  711 Oakwood Ave. **Old Oaks Historic District**
  Charles Smith (Applicant) **CE Investment Group LLC. (Owner)**
  Approve application COA2600351, 711 Oakwood Ave. Old Oaks Historic District as submitted with the following clarifications:
  Exterior Building Alterations
  - Replace 28 vinyl windows with new all wood Trimline (Heritage) double hung window sash kit to fit within existing jamb openings.

- **COA2601133**
  1703 Bryden Rd. **Bryden Road Historic District**
  Paul Ross – G& F QOZB LLC. (Owner)
  Approve application COA2601133, 1703 Bryden Rd., Bryden Road Historic District as submitted with the following clarifications:

Exterior Building Alterations

- Remove existing mixed asphalt and terracotta tile roof on front porch and replace with new asphalt shingle roof or EPDM, based on roof slope. Salvage clay tile from front porch roof to use for future repair of main roof.
- Install new EPDM roof on existing rear sleeping porch.
- **NOTE:**

- **COA2601146**
  1309 Bryden Rd. **Bryden Road Historic District**
  Next Generation Exteriors, LLC. (Applicant) **Nicholas Wawrzyniak (Owner)**
  Approve application COA2601146, 1309 Bryden Rd., Bryden Road Historic District as submitted;
  Exterior Building Alteration
  - Remove existing non-original wood siding and trim from 2 north facing dormers and install new James Hardie cement siding with a 5" exposure.

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.