

**GERMAN VILLAGE COMMISSION  
MINUTES**

**September 9, 2014**

**4:00 p.m.**

**German Village Meeting Haus – 588 S. Third Street**

**Commissioners Present:** Lisa Case, Charissa Wang-Durst, Terrence O'Donnell, James Panzer, Ned Thiell, Brett Leukart,

**Commissioners Absent:** Mark Ours

**City Staff Present:** Cristin Moody

**German Village Society Staff Present:** Sarah Marsom

- I. CALL TO ORDER – 4:05 p.m.
- II. NEXT MONTHLY BUSINESS MEETING – 12:00 PM (NOON), September 30, 2014.  
50 WEST GAY STREET (BEACON BUILDING)
- III. NEXT COMMISSION HEARING – TUESDAY, October 7, 2014.
- IV. APPROVAL OF REGULAR MEETING MINUTES, Tuesday, August 5, 2014.  
MOTION: Case/Durst (5-0-0) APPROVED.
- V. STAFF APPROVALS – The German Village Commission hereby accepts all Staff Approval items above as listed, and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.  
MOTION: Thiell/Durst (5-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**HOLDOVERS**

**1. 14-7-25**

**702 South Sixth Street**

**Urban Order Architecture (Applicant)**

**Mary & Glenn Evans (Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-7-25, 702 South Sixth Street, as submitted, with all clarifications noted.

**Modify Addition**

- Replace windows and door on first story of the atrium with two, 1-over-1, double hung windows with solid, fiber cement board panels below, and one full light door with a transom window, per submitted plans.
- Remove non-original stained glass window and replace with new, 1-over-1 windows with a solid panel between.
- Windows, door and panels are to be primed and painted with an appropriate exterior paint; finish color is to be “Charcoal.”
- Window and door specifications are to be submitted to the Historic Preservation Office prior to installation.

MOTION: Durst/Case (6-0-0) APPROVED.

2. **14-7-33**

**40 Stewart Avenue**

**Hardlines Design Company (Applicant)**

**Columbus City Schools (Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-7-33, 40 Stewart Avenue, as amended, with all clarifications noted.

Replace Door, Transom and Sign Panel

- Replacing non-original, missing double doors and transom on east elevation entrance as well as the sign panel between the door and window, per submitted drawing.
- Doors and transom are to be aluminum with configuration and detail to match previously existing wood entrance, with simulated divided lights. Color is to match the patina green color previously approved on the building.
- Sign panel is to be a solid, insulated, aluminum panel with "Stewart School" in bronze letters is to be mounted on the panel, to match previously existing sign to match previous sign.
- Final drawings are to be submitted to the Historic Preservation Office for final review and approval prior to installation.

MOTION: O'Donnell/Leukart (4-0-2) APPROVED [Thiell, Durst].

3. **14-8-28b**

**566 South Fourth Street**

**Christopher Paul (Applicant/Owner)**

WITHDRAWN BY THE APPLICANT.

**NEW APPLICATIONS**

4. **14-9-11a**

**575 South Grant Avenue**

**Amresh Gonela (Applicant/Owner)**

*Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-11a, 575 South Grant Avenue, as submitted, with all clarifications noted.

Replace Door

- Replace non-original, aluminum French door on rear enclosed porch with new aluminum French door to match existing.

MOTION: Case/O'Donnell (6-0-0) APPROVED.

5. **14-9-19**

**235 Jackson Street**

**Ted Mangia & Son Construction (Applicant)**

**Margaret Chapin (Owner)**

*Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-19, 235 Jackson Street, as submitted, with all clarifications noted.

Wheelchair Ramp

- Install new, temporary, twenty foot long (20' l), thirty-nine inch wide (39" w), wood wheelchair ramp in the rear yard, per submitted plans and specifications.
- Install new concrete pad at the end of the wheelchair ramp to connect to existing concrete service walk.

MOTION: Durst/Case (6-0-0) APPROVED.

6. **14-9-20**

**201 East Whittier Street**

**Ray Ewing, JSB Home Solutions (Applicant)**

**Nelson & Patricia Griffis (Owner)**

WITHDRAWN BY THE APPLICANT.

7. **14-9-21**

**553 Mohawk Street**

**Klaus Gauer (Applicant/Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Divide Application #14-6-21 into item 'a' for demolition of the existing garage and item 'b' for construction of the new garage.

MOTION: Case/O'Donnell (6-0-0) APPROVED.

**14-9-21a**

Approve Application #14-9-21a, 553 Mohawk Street, as submitted.

Demolition

- Demolish existing, non-contributing concrete block garage.

MOTION: Case/O'Donnell (5-1-0) APPROVED [Thiell].

**14-9-21b**

Approve Application #14-9-21b, 553 Mohawk Street, as submitted with all clarifications noted.

New Garage

- Construct new, frame, two car garage on the same footprint as existing with an additional 154 sq. ft. extension on the east side. New garage is to be twenty-one by twenty-two feet (21' x 22'), per submitted plans and specifications.
- Roof is to be Certainteed "Nickel Gray" asphalt shingle with a metal ridge roll; siding is to be four inch (4") Hardie plank lap siding with wood trim; foundation is to be concrete block; gutters are to be ogee with corrugated metal downspouts.
- Garage door is to be single, sixteen foot (16' w), wood overhead door with applied trim; windows are to be wood, 1-over-1, double hung door; service door is to be a wood, four panel door.

MOTION: Case/O'Donnell (6-0-0) APPROVED.

8. **14-9-22**

**499 City Park Avenue**

**Michael Ledford (Applicant/Owner)**

WITHDRAWN BY THE APPLICANT.

9. **14-9-23**

**101 East Columbus Street**

**Nathan Sampson (Applicant)**

**David Meuse (Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-23, 101 East Columbus Street, as amended, with all clarifications noted.

New Dormers

- Replace three (3) windows and skylights on the north side of the non-historic carriage house with three (3) new gable dormers, per submitted plans.
- Dormers are to each have one (1), 2-over-2, double hung, wood window.

Alter West Elevation

- Create new sixteen foot (16') wide opening on east side of carriage house and install nana wall system.

- Add porch roof over new opening; roof is to have a standing seam metal roof and wood posts and fascia.

Lighting

- Remove all existing electric light fixtures on the north elevation of the carriage house and at the front door of the main house.
- Install new electric down lights over each garage door, per submitted specifications.
- Install one new electric light adjacent to the north elevation carriage house service door, and two gas lights the front door of the main house, per submitted specifications.

MOTION: O'Donnell/Case (6-0-0) APPROVED.

**10. 14-9-24**

**806 Mohawk Street**

**William Hugus Architects, Ltd. (Applicant)**

**Zeilers (Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-24, 806 Mohawk Street, as submitted, with all clarifications noted.

Rehabilitation

- Replace shingle on main roof ridge with metal ridge roll, painted either "Tinner's Red" or Gray.
- Install new four inch (4") wood lap siding over existing T111 siding on previous two-story rear addition.
- Remove existing, non-original screened porch.
- Relocate two first floor windows to the second story.

Remove Paint

- Remove paint from stone lintels and sills using low pressure wash or chemical paint remover using the most diluted solution possible. First, perform a patch test by chemically cleaning a two-foot by two-foot (2' x 2') section in the least visible location possible.
- Following the application of the approved cleaning solution, the entire area which has been treated is to be rinsed with water in accordance with the manufacturer's recommendations.
- If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings," <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>.)

New Addition

- Construct new, 278 sq.ft., one-story addition on rear of two-story house, in place of existing screened porch, and a new screened porch on the south side of the house, per submitted plans and specifications.
- Roofing on the new addition is to be a EPDM membrane roof; gutters are to be six inch k style gutters and downspouts; siding is to be four inch (4") wood lap siding with wood trim; foundation is to be concrete block.
- Windows and doors on the addition are to be Lincoln, aluminum clad wood windows (to match existing) in styles and configurations as show in submitted plans.

Site Work

- Remove small service berry tree along south property line.
- Relocate a/c unit in rear yard, per site plan.
- Remove brick pavers in rear patio area and save for future reuse.

MOTION: O'Donnell/Case (6-0-0) APPROVED.

**11. 14-9-26**

**792 Jaeger Street**

**Keith Melaragno (Applicant/Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-26, 792 Jaeger Street, as amended, with all clarifications noted.

Tree Removal

- Remove two trees that are growing next to the garage and causing damage the eave on the south side.

Rehabilitate Frame Garage

- Remove deteriorated and rotting wood siding, rafters and studs, as necessary.
- Replace with new wood framing to restore walls and roof of garage to match existing dimensions, shape and eave details. Replace roof with new asphalt shingle roofing from the Approved Shingles List with a metal ridge roll.
- Replace non-original siding and trim with new four inch (4") wood lap siding and trim. Remove two non-window openings in the north wall and side over.
- Replace deteriorated and rotting garage doors with new overhead, wood garage doors to fit in the same opening.
- Move service door from west wall of garage to north wall, per submitted plans, and replace deteriorated door with new four panel wood door.
- Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Finish colors are to match the colors on the house.
- Final drawings of the restored garage are to be submitted to the Historic Preservation Office for final review and approval prior to the work being completed.

Temporary Shed

- Install temporary, six by eight foot (6' x 8'), prefabricated aluminum shed in rear yard to house items while garage is restored.

MOTION: Durst/Case (6-0-0) APPROVED.

**12. 14-9- 27**

**333 East Livingston Avenue**

**James Gullatte (Applicant/Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-27, 333 East Livingston Avenue, as amended, with all clarifications noted.

Replace Asphalt Paving

- Remove damaged, deteriorated asphalt paving in the parking lot and concrete apron at north side (Livingston Avenue entrance).
- Repave parking lot with new asphalt paving and restripe to match existing number and locations of parking spaces, per submitted plan.
- Replace concrete apron with new concrete apron in the exact same location.
- All work is to be done in accordance with industry standards and all applicable City Codes.

Fence

- Remove existing bushes behind the building (south side) and install new three to four foot high, welded wire or wrought iron fence around the rear of the property, per submitted plans and specifications.

MOTION: O'Donnell/Case (6-0-0) APPROVED.

**13. 14-9-28**

**183 Thurman Avenue**

**Columbus Awning Company (Applicant)**

**Mike Suclescy (Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-28, 183 Thurman Avenue, as submitted, with all clarifications noted.

Replace Awning

- Replace fabric awning on store front (two sections) with new canvas awning on the existing frame, per submitted plans and specifications.
- New awning is to be burgundy color with the business name on the valence on both sections.

MOTION: O'Donnell/Case (6-0-0) APPROVED.

**14. 14-9-29**

**183 Thurman Avenue**

**Ed Bogan, E.W. Bogan Co. (Applicant)**

**Mike Suclescy (Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-29, 183 Thurman Avenue, as submitted.

Replace Lintel

- Remove stone from the west half of the façade.
- Replace deteriorated, rusted and failing steel lintel over storefront window and replace with new steel lintel to match.
- Relay stone wall, using existing stone, with new mortar to match existing.

MOTION: O'Donnell/Case (6-0-0) APPROVED.

**15. 14-9-30**

**292 East Sycamore Street**

**Heidi Bolyard, Simplified Living Architecture (Applicant)**     **Jill Shin & Zarko Piljak (Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Divide Application #14-9-30, into item 'a' for the Variance Recommendation and item 'b' for the demolition and construction of a new addition.

MOTION: Case/Leukart (6-0-0) APPROVED.

**14-9-30a**

Recommend Variance Request Application #14-9-30a, 292 East Sycamore Street, as submitted:

Variance Recommendation

- C.C. 3332.27 – To allow a reduced rear yard area of 15.4% (minimum 25% required).
- C.C. 3332.26 – To allow reduced side yard setback on the east side of the property of 1' 6" (minimum 3' required).

MOTION: Case/O'Donnell (6-0-0) RECOMMENDED.

**14-9-30b**

Continue Application #14-9-30b, 292 East Sycamore Street, and place on the October 7, 2014 meeting agenda.

New Addition

- Remove existing one-story rear addition.
- Construct new, 335 sq. ft., two-story addition on rear of existing two-story addition on the house, per submitted plans and specifications.
- Remove one (1) window on east elevation and side over opening.
- Remove one (1) window on west elevation, resize and move opening.

MOTION: Case/O'Donnell (6-0-0) CONTINUED.

**CONCEPTUAL REVIEW**

**16. 14-9-31**

**214-216 Thurman Avenue**

**Juliet Bullock Architects (Applicant)**

**Mulberry, Ltd. (Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, Commissioners offered the following comments:*

Commissioner Comments

- Consider shifting the garage to sit on the property line, and making it a drive through garage. The second parking spot could be on the patio side and would create a larger yard/open space.
- Removal of the existing siding on the building façade in order to restore any underlying material can be staff approved. If the underlying material is not repairable, replacement in kind can be approved or a new material considered by the Commission.

Conceptual Review

- Construct new one car garage
- Change of use of existing structures.

NO ACTION TAKEN.

**17. 14-9-32**

**799 Mohawk Street**

**Blostein/Overly Architects (Applicant)**

**Ian & Jane Flores (Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, Commissioners offered the following comments:*

Commissioner Comments

- Will need to determine which portions of the existing structure are original and which are later additions. Attaching the addition to the original, historic structure, would require a connector or break of some kind to differentiate the two.
- The height of the addition and attached garage are issues for most Commissioners. The guidelines do not allow for an attached garage; it should be to the rear of the property, set back and obscured by the house.
- There are concerns about having a garage and addition so far forward on the property.

Conceptual Review

- Construct an addition to the house with garage.
- Move existing curb cut and driveway to access new garage.

NO ACTION TAKEN.

**18. 14-9-33**

**157-159 Thurman Avenue**

**Bhakti Bania, BBCO Design (Applicant)**

**Aaron Haas (Owner)**

WITHDRAWN BY THE APPLICANT

**STAFF RECOMMENDATIONS**

**19. 14-9-25**

**585 City Park Avenue**

**Joseph Lamb (Applicant/Owner)**

*Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Continue Application #14-9-25, 585 City Park Avenue, and place on the October 7, 2014 meeting agenda.

Replace Windows

- Replace all (15) deteriorated, non-original, 1-over-1, double hung window sashes on the house with new, 1-over-1, Marvin "Ultimate Wood Insert" replacement sashes.

MOTION: O'Donnell/Case (6-0-0) CONTINUED.

**20. 14-9-34**

**932 South Pearl Street**

**Peter Mertz (Applicant)**

**Boundtiful Investments (Owner)**

*Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-34, 932 South Pearl Street, as submitted, with all clarifications noted.

Install Satellite Dish

- Install new eighteen inch (18”) dia. satellite dish on the rear-facing asphalt shingle roof of the one story addition, situation below the ridge of the roof.

MOTION: O’Donnell/Case (6-0-0) APPROVED.

**21. 14-9-35**

**193 East Beck Street**

**Crystal Santin (Applicant)**

**Robert Duffy (Owner)**

*Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-35, 193 East Beck Street, as amended, with all clarifications noted.

Install Signs

- Install one (1), eighteen inch by twenty-four inch (18”x24”) acrylic wall sign on the west side of the building, per submitted plans and specifications.

MOTION: Thiell/O’Donnell (4-0-2) APPROVED [Panzer, Case].

**22. 14-9-36**

**186 East Sycamore Street**

**Marie Logothetis & Daniel Kline (Applicant/Owner)**

*Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-36, 186 East Sycamore Street, as submitted, with all clarifications noted.

Paint Masonry

- Paint previously painted brick on the house with appropriate exterior paint; new color is to be Sherwin Williams “Iron Ore” for the body and “Tricorn Black” for the windows and doors.

Remove Faux Stone

- Remove imitation stone from the east side of the main cottage to reveal original, underlying brick.
- Paint brick Sherwin Williams “Iron Ore” to match the rest of the house.
- Remove imitation stone from the south side of the sunroom and replace with six inch wood lap siding, painted to match brick.

MOTION: O’Donnell/Case (6-0-0) APPROVED.

**23. 14-9-37**

**323 Jackson Street**

**Amit Pandya (Applicant)**

**Brady and Leigh Stern (Owner)**

*Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-37, 323 Jackson Street, as submitted, with all clarifications noted:

Landscaping

- Remove existing brick paver patio in rear yard and install new bluestone paver patio with brick border, per submitted plan.
- Install new plantings and garden spheres in rear yard, per submitted landscape plan.

MOTION: Case/O’Donnell (5-0-1) APPROVED [Leukart].

**24. 14-9-41**

**713 South Third Street**

**Paige & John Minor (Applicant/Owner)**

*Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-41, 713 South Third Street, as submitted, with all clarifications noted.

Replace Front and Service Walks

- Replace previously removed front and side service walks.
- Front yard paving material is to be Beldon brick “Modular Belcrest 560 Paver A” laid in a herringbone pattern across the front of the property, as per previous.
- Side service walk is to be “Rocky Mountain Rose” flagstone pavers from the front corner of the house to the rear yard gate.

MOTION: Case/Durst (5-1-0) APPROVED [Panzer].

**25. 14-9-39**

**259-263 East Whittier Street**

**Scott Heimlich, Barcelona Restaurant (Applicant/Owner)**

*Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-39, 259-263 East Whittier Street, as submitted.

Install Temporary Patio Enclosure Tent

- Install a fifteen by thirty foot (15’ x 30’) frame tent on existing enclosed patio space, per submitted plans. (Same tent as previously approved in the past several years.)
- Tent is to be installed as a temporary structure and will remain in place from October 13, 2014 to January 2, 2015.

MOTION: O’Donnell/Case (6-0-0) APPROVED.

**26. 14-9-40**

**317 Jackson Street**

**Raye Franklin (Applicant/Owner)**

*Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-40, 317 Jackson Street, as amended, with all clarifications noted.

Replace Garage Doors

- Remove two (2) deteriorated sixteen panel garage doors.
- Replace with new, flush wood overhead garage doors, with applied trim, to fit in the existing openings exactly, per submitted specifications.

MOTION: Case/Durst (6-0-0) APPROVED.

**STAFF APPROVALS**

(The following applicants do not need to attend the hearing)

• **14-9-1**

**925 City Park Avenue**

**Rachel Valentino, Able Roofing (Applicant)**

**Harold Duryee (Owner)**

Approve Application #14-9-1, 925 City Park Avenue, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all EPDM roofing on the rear flat roof down 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 E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- 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.

- **14-9-2**

**227-231 East Deshler Avenue**

**Bronwen B. Fortin (Applicant/Owner)**

Approve Application #14-9-2, 227-231 East Deshler Avenue, as submitted, with all clarifications noted:

Paint Exterior Casings & Sills

- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards; finish color is to match existing.

Install New Storm Windows

- Install new, low profile, metal storm windows on all windows.
- New storm windows to be installed inside the existing window frame.
- 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.
- 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.

- **14-9-3**

**129 Jackson Street**

**Philip Poll (Applicant/Owner)**

Approve Application #14-9-3, 129 Jackson Street, as submitted, with all clarifications noted:

- Renew COA #13-8-10a, 129 Jackson Street, exactly as previously approved for a period of one year. Expired: 7-24-14.

*Approve Application #13-8-10a, 129 Jackson Street, as submitted, with all clarifications noted:*

Solid Tuck Point--(complete)

- *Check all mortar joints for soundness on all elevations.*
- *Use hand tools to remove all mortar to a depth of 3/4".*
- *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.cr.nps.gov/hps/tps/briefs/brief02.htm>).*

Power Wash Spec

- *Clean masonry walls in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip. (Refer to Preservation Brief 1- "The Cleaning and Waterproof Coating of Masonry Buildings").*

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 colors for finish coat are to be Sherwin Williams "Gray Shingle" (SW 7670) for siding, "Crushed Ice" (SW 7647) for the trim, and "Tricorn Black" (SW 6258) for the front and back doors.*
- *Paint previously painted concrete block and stucco garage and garden walls; color to be "Crushed Ice" (SW7647).*
- ***Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.***

Relay Brick Sidewalk and Patio

- *Remove brick sidewalk and rear patio, per submitted site plan.*
- *Level and grade for proper drainage away from the house and neighboring properties.*
- *Relay sidewalk and patio in the exact same locations, using existing bricks laid in the same pattern as existing.*
- *All work to be in accordance with industry standards and all applicable City Building Codes.*
- *Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.*

Repaint Fence

- *Repaint wrought iron fence with glossy black paint.*

Replace Roofing

- *Remove asphalt shingles from lower edge of main roof where box gutters were previously covered.*
- *Replace with new slate roofing to match existing slate.*
- *Remove any/all roofing from side and rear additions to the house and the garage down to the sheathing. Dispose of all debris according to Columbus City Code.*
- *Examine all structural members of the 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.*
- *Supply and install a new standing seam metal roof to match existing on shed dormers, to be installed per manufacturer specifications. New roofing to have 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 24 gauge, galvalume, as by Dimensional Metals. Color to be "Charcoal Gray".*
- *If metal roofing does not meet manufacturer's guidelines for existing roof pitch on any of the areas to be replaced, install new rubber membrane roofing in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.*
- *Re-install any/all deteriorated and damaged roof capping from parapet wall, any required replacement capping is to match existing with sample to be submitted to Historic Preservation Office staff for approval prior to installation.*
- *Supply and install all new edge flashings, roof penetration flashings and wall copings in accordance with manufacturer specifications and the SMACNA standard details.*
- *Provide all accessory items and components necessary for a complete and watertight roof system.*

• **14-9-4**

**703 South Fifth Street**

**Graham Stephenson (Applicant/Owner)**

Approve Application #14-9-4, 703 South Fifth Street, as submitted, with all clarifications noted:

Repair Masonry Wall

- Remove bowing, deteriorated brick masonry in the rear gable wall.
- Replace any deteriorated framing and flashing with new material of exact same dimension and profile as the original; like-for-like, according to industry standards.
- Rebuild wall using as many existing bricks as possible; any replacement brick needed is to match the original material in size, shape, color, and texture.
- Moistened 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" supplied by staff.)

[Panzer]

- **14-9-5**

**692 Mohawk Street**

**Emily O'Banion (Applicant/Owner)**

Approve Application #14-9-5, 692 Mohawk Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint colors for finish coat are to be Sherwin Williams "Jasper" (SW 6216) for the trim and "Believable Buff" (SW 6120) for the siding.
- **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.

- **14-9-6**

**279 Alexander Alley**

**Andrew Roth (Applicant/Owner)**

Approve Application #14-9-6, 279 Alexander Alley, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house and wood siding on the two gable dormers, 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 and paint with appropriate exterior paint. Paint color for finish coat is to be Valspar "Dark Kettle Black"
- **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.

Install New Storm Windows

- Install new, low profile, metal storm windows on all windows on the house.
- New storm windows to be installed inside the existing window frame.
- 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.
- 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.
- Storm window specifications are to be submitted to the Historic Preservation Office for final approval prior to installation.

Install New Storm Door

- Install a new, aluminum, full light storm door on all exterior entries.
- Storm door color to match the primary trim color as closely as possible.
- Cut sheet and color chip for the new storm door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation of the door.

- **14-9-7**

**145 East Frankfort Street**

**Lawrence A. Wolf (Applicant/Owner)**

Approve Application #14-9-7, 145 East Frankfort Street, as submitted, with all clarifications noted:

Replace Stoop

- Remove any/all damaged and deteriorated, concrete steps at the front entrance, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the exact same location and of the exact same dimensions. Any change to the size or design of the stoop is to be submitted for German Village Commission review.
- All work to be in accordance with industry standards and all applicable City Building Codes.

- **14-9-8**

**637 South Fifth Street**

**Bradley S. Onken (Applicant/Owner)**

Approve Application #14-9-8, 637 South Fifth Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood on the front and back doors and the shutters, as necessary. All replacement wood to be of exact same dimension and profile as the original wood; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house, the front and back side doors and the front shutters 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 and paint with appropriate exterior paint. Paint color for finish coat is to be Sherwin Williams "Tricorn Black" (SW 6258).
- **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.

Repaint Fence

- Repaint wrought iron gate and fence black, with appropriate paint, in accordance with industry standards. [Thiell]

- **14-9-9**

**551 South Fifth Street**

**Metroscape (Applicant)**

**Sandra A. Kight (Owner)**

Approve Application #14-9-9, 551 South Fifth Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint color for finish coat is to be Sherwin Williams "Andiron" (SW 6174).
- **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.

- **14-9-10**

**636 & 638 City Park Avenue**

**Mike Stumpf (Applicant)**

**Law Office of William Morse (Owner)**

Approve Application #14-9-10, 636 & 638 City Park Avenue, as submitted, with all clarifications noted:

Solid Tuck Point

- Check all mortar joints for soundness around the two second story windows with deterioration.
- Use hand tools to remove all mortar to a depth of 3/4".
- 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.cr.nps.gov/hps/tps/briefs/brief02.htm>).

Repair Box Gutters

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

Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint color for finish coat is to match existing, or if new color is chosen, a paint chip is to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

Replace Chimney Flashing

- Replace any/all damaged metal flashing on all existing chimneys with new metal flashing, in accordance with industry standards.
- New metal flashing is to be painted "Tinner's Red" or "Gray."

• **14-9-11a**

**575 South Grant Avenue**

**Amresh Gonela (Applicant/Owner)**

Approve Application #14-9-11a, 575 South Grant Avenue, as submitted, with all clarifications noted:

Relay Brick Sidewalk

- Remove any/all damaged and deteriorated, brick public and service sidewalks, and dispose of any unsalvageable bricks and debris in accordance with Columbus City Code.
- Relay the sidewalks using as many existing bricks as possible in the exact same location and of the exact same dimension. If any new bricks are needed, they are to match existing in dimensions, color, and texture.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

[Leukart]

• **14-9-12**

**490 South Third Street**

**Scott Mackey (Applicant/Owner)**

Approve Application #14-9-12, 490 South Third Street, as submitted, with all clarifications noted:

- Renew COA #13-9-8, 490 South Third Street, exactly as previously approved for a period of one year. Expired: 8-13-14.

*Approve Application #13-9-8, 490 South Third, as submitted, with all clarifications noted:*

Install New Flat Roof

- *Remove any/all roofing on the main roof down 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 membrane in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.*
- *Re-install any/all deteriorated and damaged roof capping from parapet wall, any required replacement capping is to match existing with sample to be submitted to Historic Preservation Office staff for approval prior to installation.*

• **14-9-13**

**1120 South Pearl Street**

**Kara Miller (Applicant/Owner)**

Approve Application #14-9-13, 1120 South Pearl Street, as submitted, with all clarifications noted:

- Renew COA #13-8-18, 1120 South Pearl Street, exactly as previously approved for a period of one year. Expired: 7-26-14.

*Approve Application #13-8-18, 1120 South Pearl Street, as submitted, with all clarifications noted:*

Exterior Painting

- *Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house and garage, 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, porch, rear deck and wood privacy fence 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 and paint with appropriate exterior paint. Paint colors for finish coat are match existing for the front porch and the trim on the house; color for the privacy fence, deck and trim on the garage is to be Sherwin Williams "Relaxed Khaki" (SW 6149).*
- *Paint previously painted concrete block garage; paint color for finish coat is to be Sherwin Williams "Quiver Tan" (SW 6151).*
- *Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.*

Install New Door

- *Replace deteriorated service door on non-historic, non-contributing concrete block garage with new, solid core, half light, wood service door in existing door jamb.*
- *New door is to be primed and painted to match trim color on the garage.*

• **14-9-14**

**775 South Sixth Street**

**Wendy Guerra & James Kehler (Applicant/Owner)**

Approve Application #14-9-14, 775 South Sixth Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding, trim elements, doors and fence, 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.
- High pressure power washing is not recommended; if washing wood surfaces is necessary, use a garden hose, or low pressure power wash, not to exceed 300 lb./p.s.i. and utilizing a broad fan tip. Wood siding and trim must be allowed to thoroughly dry before repainting to avoid trapping any moisture and preventing a good paint seal.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint all wood surfaces with appropriate exterior paint. Paint colors for finish coat are to be Sherwin Williams "Gibraltar" (SW6257) for the body, "Snowbound" (SW7004) for the trim and front door, and "Poinsettia" (SW6594) for the side door.
- **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.

• **14-9-15**

**255 Lear Street (Waldheim Condominiums)**

**Zachary Foreman (Applicant/Owner)**

Approve Application #14-9-15, 255 Lear Street, as submitted, with all clarifications noted:

- Renew Certificate of Appropriateness #08-11-20, 255-293 Lear Street, exactly as previously approved for a period of one year (1). This is the third renewal for an individual condo owner; second renewal expired 10-25-13. *Approve Application #08-11-20, 255-293 Lear Street, as submitted with the following clarifications:*
  - *Request for blanket approval to replace non-historic windows/storms on an owner-by-owner basis throughout complex (built in 1973).*
  - *Window unit to be Infinity by Marvin Fiberglass replacement windows (see packet for details).*
  - *Approval is contingent upon site visit to ensure that new window is an appropriate match with existing windows.*

*MOTION: Wang-Durst /Hacker (5-0-0) APPROVED.*

• **14-9-16**

**759 City Park Avenue**

**Beth Ervin (Applicant/Owner)**

Approve Application #14-9-16, 759 City Park Avenue, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and trim elements on the house, 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 and paint with appropriate exterior paint. Paint color for finish coat is to match existing. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- **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.

Paint Fence

- Paint existing wrought iron fence with appropriate exterior paint; color is to be black, to match existing.

• **14-9-17**

**513 City Park Avenue**

**Martin Interiors (Applicant)**

**Pearl of Blenkner Properties, LLC (Owner)**

Approve Application #14-9-17, 513 City Park Avenue, as submitted, with all clarifications noted:

Install New Rubber Roof

- Install new E. P. D. M. rubber membrane on front porch roof, over the existing rubber roof, in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia, as necessary, with new wood of same dimension. Prime and finish coat all wood fascia; color to match the existing trim color.

Repair Porch Flooring

- Remove all damaged and deteriorated flooring on rear porch; pull all nails from, and inspect condition of, existing joists to insure structural integrity.

- Replace with new, tongue and groove, yellow pine, porch flooring of same dimensions as existing.
- Match existing flooring overhang. If applicable, match all damaged and deteriorated barge molding with new material of same dimension and profile.
- Blind nail with galvanized finish nails only.
- Prime new flooring on all sides with porch floor enamel thinned with appropriate material prior to installation. After installation, topcoat entire porch floor with same porch floor enamel according to manufacturer's specifications for finish coat. Paint color is to match existing.

- **14-9-18**

- **764 South Sixth Street**

- **Cynthia Watson (Applicant/Owner)**

- Approve Application #14-9-18, 764 South Sixth Street, as submitted, with all clarifications noted:

- Relay Sidewalk

- Take up bricks in public sidewalk and driveway apron, as necessary; level ground and relay using existing bricks.
- All work to be done in accordance with industry standards and all applicable City Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

- Power wash Rear Patio

- Power wash rear paver patio and service walks, and clean to remove mildew; seal patio, per submitted specifications.

- **14-9-38**

- **729 South Third Street**

- **Jamie & Leslie Weilbacher (Applicant/Owner)**

- Approve Application #14-9-38, 729 South Third Street, as submitted, with all clarifications noted:

- Planting Bed

- Remove portion of concrete apron in right-of-way and install new planting bed with grass or other green groundcover plantings, per submitted plan.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT – 7:50 pm. MOTION: O'Donnell/Case (6-0-0) ADJORNED.**