

**HISTORIC RESOURCES COMMISSION
MEETING AGENDA
Thursday, November 20, 2014
6:15 p.m.
50 W. Gay St. – First Floor - Conference Room ‘B’**

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions please call the city's Historic Preservation Office at 645-8040. A Sign Language Interpreter to "Sign" this meeting will be made available for anyone with a need for this service. Sign language interpreters must be schedule by calling 645-7964 or TDD 645-3293 at least forty-eight (48) hours prior to the scheduled meeting.

- I. CALL TO ORDER
- II. NEXT BUSINESS MEETING—THURSDAY, December 11, 2014.
- III. NEXT COMMISSION MEETING—THURSDAY, December 18, 2014.
- IV. SWEARING IN OF STAFF
- V. APPROVAL of Thursday, October 16, 2014, MEETING MINUTES
- VI. APPROVAL of Wednesday, October 22, 2014, MEETING MINUTES
- VII. STAFF APPROVALS
- VIII. PUBLIC FORUM

IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

[Note: All applicants and speakers are identified and sworn in prior to review by the Historic Resources Commission, in accordance with City standards for public meetings.]

REZONING & VARIANCE RECOMMEDATION(S)

1. 14-11-16

345 E. Deshler Avenue

Columbus Register Individual Listing

CHP Casto Barrett School Enterprises (Applicant/Owner)

An Application with detailed project information has been submitted. The consultant for the property owner has discussed the overall project plans with the Historic Preservation Officer.

Demolish the 1960 Addition

- The demolition of the 1960 addition is required to accommodate the site redevelopment plan.
- Applicant/Owner plans to complete the zoning changes in early 2015 and seek final review and approval of all building plans in the spring of 2015.

Rezoning Request

- Request positive recommendation to City Council for Rezoning Application #Z14-043 & Variance Application #CV14-044:
 - 1) Rezone the east 2.67 +/-acres to the R-3 residential District for single-family use only, to be platted for twenty-two (22) single-family dwellings.
 - 2) Rezone the west 3.49 +/-acres to the AR-1 Apartment Residential District for one hundred and eight (108) dwelling units, including changing the use of the Barrett School building to fifty three (53) dwelling units.
 - 3) All necessary variances to the R-3 and AR-1 districts as itemized on the submittal.

NEW APPLICATIONS

2. 14-11-17

260 N. Fourth Street/Engine House #16

Rosati Windows/ Att.: J. Tilley (Applicant)

Columbus Register Individual Listing

City of Columbus/Engine 1

An Application has been submitted with detailed work description and current photos. The Historic Preservation Office staff has met the Applicant on site. Thirty-five windows were previously replaced in 2005 without commission review and approval.

Replace Eight (8) Windows

- Remove eight (8) deteriorated, one-over-one wooden sash units on south elevation and dispose of any/all debris per City Code.
- Install new, vinyl, double-hung windows to match the remaining thirty-five vinyl windows installed in 2005.

3. 14-11-20

30 West Spruce Street

Bass Studio Architects/Timothy A. Bass (Applicant)

North Market Historic District

Annunciation Greek Orthodox Cathedral (Owner)

An Application with detailed work description, PhotoShop renderings, and current photos has been submitted.

Install Architectural Accent (North Elevation)

- Provide a small build out with painted metal finish around the second floor former door opening per submitted plan.
- Color to be a 'green' accent.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45 P.M.

4. 14-11-18

Olentangy Boulevard/Lot 30

Joseph & Laura Williams (Applicants/Owners)

Old Beechwold Historic District

Conceptual Review

An Application with site plan, current photos, and floor plans has been submitted. The Owner/Applicant has met with the Historic Preservation Officer on site and discussed the building plans.

Construct a New Residence

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M.

STAFF RECOMMENDATIONS

5. 14-11-19

199 Rustic Place

Joe Schweider (Applicant)

Old Beechwold Historic District

David Tritsch (Owner)

An Application with detailed work description, site plan, and photos has been submitted.

Install New Wooden Fence

- Install a new, wooden fence per submitted site plan and work description.
- Four foot high (4' H) wooden picket fence on east and west sides of rear yard.
- Six foot high (6' H) picket style fence on south side of yard.
- Install natural cedar wood gates at southeast corner of garage and southwest corner of the residence.
- Clean all brush and invasive species from landscape as necessary.
- All work to be as per submitted site plan and written description.

6. 14-11-21

2135 Iuka Avenue

Iuka Ravine Historic District

UML1 LLC/Steven Moberger (Applicant/Owner)

An Application with detailed work description, PhotoShop rendering and current photo has been submitted.

Install Awning—Front Entry

- Install new awning over the common entry door per submitted rendering.

7. 14-11-22

2058 Indianola Avenue

Iuka Ravine Historic District

Steven Heise (Applicant/Owner)

An Application with detailed work description and current photos has been submitted. The existing roof is Sherriff Goslin shingles. Roofing supplier has consulted with the H. P. Officer.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles from all roofs 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.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be Sherriff Goslin Art-Loc shingles; color to be 'Nickel Gray'.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red."

STAFF APPROVALS

• 14-11-1

44 W. Royal Forest Boulevard

Old Beechwold Historic District

American Electric Power/Attn.: Steven M Lajeunesse (Applicant) Richard Heffelfinger (Owner)

An Application with work description and detailed photos has been submitted. The Applicant has consulted with the Historic Preservation Officer and the tree removal is appropriate and necessary due to the species of trees and the potential damage to the power line feed.

Approve application 14-11-1, 44 West Royal Forest Boulevard, Old Beechwold Historic District, as submitted, with all clarifications as noted.

Remove Two (2) Trees

- Remove one (1) Hackberry tree per submitted current photo dated October 14, 2014, to prevent damage to the existing power line.
- Remove one (1) Water Maple tree per submitted current photo dated October 14, 2014, to prevent damage to the existing power line.
- Remaining tree stump to be as close to existing grade as possible per industry standards and any/all applicable City Codes.

- **14-11-2**

90 W. Jeffrey Place

Old Beechwold Historic District

American Electric Power/Attn.: Steven M Lajeunesse (Applicant) Gary DeJohn (Owner)

An Application with work description and detailed photos has been submitted. The Applicant has consulted with the Historic Preservation Officer and the tree removal is appropriate and necessary due to the condition of tree and the potential damage to the power line feed.

Approve application 14-11-2, 99 West Jeffrey Place, Old Beechwold Historic District, as submitted, with all clarifications as noted.

Remove One (1) Tree

- Remove one (1) wild cherry tree per submitted current photo dated October 14, 2014, to prevent damage to the existing power line.
- Remaining tree stump to be as close to existing grade as possible per industry standards and any/all applicable City Codes.

- **14-11-3**

209 W. Beechwold Boulevard

Old Beechwold Historic District

American Electric Power/Attn.: Steven M Lajeunesse (Applicant) Don Dell (Owner)

An Application with work description and detailed photos has been submitted. The Applicant has consulted with the Historic Preservation Officer and the tree removal is appropriate and necessary due to the condition of tree and the potential damage to the power line feed.

Approve application 14-11-3, 209 West Beechwold Boulevard, Old Beechwold Historic District, as submitted, with all clarifications as noted.

Remove One (1) Tree

- Remove one (1) dead ash tree per submitted current photo dated October 16, 2014, to prevent damage to the existing power line.
- Remaining tree stump to be as close to existing grade as possible per industry standards and any/all applicable City Codes.

- **14-11-4**

300-302 Kelton Avenue

Bryden Road Historic District

Robert White (Applicant/Owner)

Lot adjoining the residential property at 1548-50 Bryden Road acquired from the City of Columbus Land Bank. An Application with site plan has been submitted and Applicant/Owner has consulted with the H. P. O. staff.

Approve application 14-11-4, 300-302 Kelton Avenue, Bryden Road Historic District, as submitted, with all clarifications as noted.

Replace Chain-link Fence

- Remove existing, non-contributing chain-link fence and dispose of all debris per Columbus Code.
- Install new, six-foot high (6' H), board-on-board, wooden fence to match the style of the neighboring property fence; like-for-like.
- Solid color stain or paint sample to be submitted to the H. P. O. staff for review and approval prior to applying the finish.

- **14-11-5**
520 Park Street **North Market Historic District**
Jeff Lauback (Applicant) **520 Park Street LLC (Owner)**
An Application with work description and detailed photos has been submitted. The Applicant has consulted with the Historic Preservation Officer and the installation of the tent is appropriate as it is temporary and limited to a 30-day period in preparation for the permanent installation approved at the June 19,2014 Meeting 2014.

Approve application 14-11-5, 520 Park Street, North Market Historic District, as submitted, with all clarifications as noted.
Install Temporary Seasonal Tent
 - Approve the installation of the “temporary seasonal tent” over patio per submitted photo and stamped drawing dated 11/21/13.
 - **Temporary tent removal date to be for a period of thirty days only from Friday, October 24th to November 24th only.**
 - **Applicant is required to remove the seasonal tent installation on or before November 24th as this approval is intended in preparation for the New Outdoor Patio Cover approved as per C. of A. #14-6-11 issued June 19, 2014.**

- **14-11-6**
4945 Olentangy Blvd. **Old Beechwold Historic District**
Aire-Flo Corporation (Applicant) **Barry Humphries (Owner)**
An application with site plan, photographs, and work description has been submitted.

Approve application 14-11-6, 4945 Olentangy Blvd., Old Beechwold Historic District, as submitted, with all clarifications as noted.
Install Emergency Generator
 - Install new 22 kW emergency generator in rear of house per the submitted product cut sheet/specifications and site plan.

- **14-11-7**
4886 Olentangy Blvd. **Old Beechwold Historic District**
K.D. Yoder & Associates (Applicant) **Kathleen Skestos (Owner)**
An application with site plan, photographs, and work description has been submitted.

Approve application 14-11-7, 4886 Olentangy Blvd., as submitted, with all clarifications as noted.
Install New Storm Windows
 - Install new, low profile, triple-track white metal storm windows to replace existing triple-track white storm windows, per the submitted specifications.
 - Install new, low profile, triple-track white metal storm windows in windows currently lacking storm windows, per the submitted specifications.
 - Install one (1) new 1-lite picture storm window over front picture window, per the submitted specifications.
 - **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.

- **14-11-8**
332 Chittenden Avenue **New Indianola Historic District**
Weinland Park Realty, LLC (Applicant) **Gary & Noel Clark (Owner)**
Approve Application 14-11-8, 332 Chittenden Avenue, for renewal of expired COA # 12-8-1a (Expired: August 16, 2013), exactly as previously approved, for a period of one (1) year.
Construct Two-Story Rear Porch
 - Remove the existing concrete stoop on the rear elevation.
 - Build a new, two-story porch on the rear elevation to match the neighboring property (328 Chittenden Avenue).
 - Porch is to include latticework skirting and ply-bead ceiling.
 - Porch columns to be 4" x 4" wood wrapped with 1" x 6" wood with capital and base trim. \New porch to be painted or stained within one (1) year
 - Drawings to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Historic Resources Commission, prior to issuance of the Certificate of Appropriateness.
 - Paint/stain color to be submitted to the Historic Preservation Office staff for final review and approval prior to application of paint.MOTION: Clark/Morgan (6-0-0) APPROVED

- **14-11-9**
161 N. High Street (Columbia Larrimer Building) **Columbus Register Individual Listing**
Larrimer Building Co., LLC/Attn.: Brad J. Dehays (Applicant/Owner)
Approve Application 14-11-9, 161 N. High Street, Individually Listed Columbus Register Property, as submitted and with all clarifications noted.
Install New Flat Roofing Cover
 - Prepare the top level building surfaces per industry standards, manufacturer's specifications, and all applicable Columbus Building Codes.
 - Install new, 3.3 ISD With .45 mil., 'black' EPDM roofing per industry standards, manufacturer's specifications, and all applicable Columbus Building Codes.
 - All parapet caps to be reinstalled upon completion of installation of the new EPDM system. Any/all new caps to match existing; like-for-like.

- **14-11-10**
755 Linwood Avenue **Old Oaks Historic District**
Douglas Perry Allied Roofing, Inc. (Applicant) **Diane Oliver (Owner)**
An Application with detailed work description and current photos has been submitted. Partial roof damage took place following the recent high wind storm event damaging the south slope of the main roof. The Applicant has consulted with the Historic Preservation Officer.

Approve Application 14-11-10, 755 Linwood Avenue, Old Oaks Historic District, as submitted and with all clarifications noted.
Remove Storm Damaged Shingles & Install New Shingles—South Slope Only (approx. 7 2/3 Sq.)
 - Remove all roof shingles from south slope roof only and dispose of all debris per Columbus City Code.
 - Replace any/all damaged and deteriorated sheathing with new wood sheathing of appropriate dimensions.
 - Install new matching 'Atlantic Blue' dimensional shingles per manufacturer's specifications and all applicable City Building Codes.
 - [NOTE: The color and style of shingle allowed is specific to the 755 Linwood property only and is due to the recent storm damage and insurance coverage limitations. Should the north slope of the main roof require replacement at some time in the future, the property owner is required to reroof the complete roof with new shingles listed on the Approved Shingles List.

• **14-11-11**

1718 Bryden Road

Bryden Road Historic District

Tony Tan (Applicant/Owner)

An Application with detailed work description and current photos has been submitted. Code Orders have been issued for work done prior to review and approval. The Applicant has consulted with the Historic Preservation Office staff.

Approve Application 14-11-11, 1718 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications noted.

Replace Dormer Window (Front Elevation)

- Remove inappropriate slider window unit from the front elevation dormer.
- Install two (2), new, wood double-hung windows in the exact same opening with a wood center rail of appropriate dimension and in accordance with the preservation guidelines and standards.
- Window specifications/cut sheets to be submitted to the Historic Preservation Office Staff for review and approval prior to installation.

Cover All Basement Glass Block Windows

- Install plywood over basement windows.
- 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 jamb; outside-to-outside. Jamb and sash to remain in place. Size of existing masonry opening to remain the same.
- Plywood to be painted after installation with topcoat that matches the existing foundation color as closely as possible.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary.
- All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
- Prepare all wood windows and exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications. All finish colors to remain the same as currently existing.

Gutters and Downspouts

- Install new, metal, ogee/k-style gutters and corrugated, metal down spouts of the appropriate size on all elevations. Finish color to match existing; like-for-like.
- Make any/all necessary repairs to the existing storm sewer tile systems needed to insure proper drainage away from the foundations of this and neighboring properties.

• **14-11-12**

971 Bryden Road

Bryden Road Historic District

Able Roofing/Attn.: Sage Steichel (Applicant)

Alvis House/Attn.: Larry Foster (Owner)

An Application with detailed work description and current photos has been submitted.

Approve Application 14-11-12, 971 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles from all roofs 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.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list: GAF Royal Sovereign shingles; color to be 'Nickel Gray'.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red."

- **14-11-13**
35 East Northwood Avenue **Northwood Park Historic District**
Jason Bowers (Applicant/Owner)
An Application with detailed work description and current photos has been submitted.

Approve Application 14-11-13, 35 East Northwood Avenue, Northwood Park Historic District, as submitted and with all clarifications noted.

Repair Existing Porch Handrails—(Front Porch)

- Replace all non-original, top wooden rails with new wooden rails with appropriate beveled edges per submitted photo to ensure proper moisture run-off.
- All balusters and rails to be painted ‘white’ to match existing upon completion of all repairs.

- **14-11-14**
397-399 Chittenden Avenue **New Indianola Historic District**
Able Roofing/Attn.: Karen Hewitt (A) **University District Properties/Attn.: Alex Medvee (O)**
An Application with detailed work description and current photos has been submitted.

Remove and Install New Asphalt Shingle Roof(s)

- Remove all asphalt shingles on the main roof and porch roofs 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 selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
CertainTeed	Carriage House (dimensional)	Stonegate Gray
GAF	Slateline (dimensional)	English Gray Slate [Weathered Slate]
Certain Teed	(standard 3-tab)	Nickel Gray
GAF	Royal Sovereign (standard 3-tab)	Nickel Gray
Celotex Slate Gray	(standard 3-tab)	Heritage Gray
Owens Corning	(standard 3-tab)	Estate Gray
Tamko	(standard 3-tab)	Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red.”

• **14-11-15**

504 Park Street

North Market Historic District

Able Roofing/Attn.: Sage Stelcher (Applicant)

FF&F of Columbus, LLC (Owner)

An Application with detailed work description and detailed photos has been submitted.

Approve Application 14-11-15, 504 North Park Street, North Market Historic District, as submitted and with all clarifications noted.

Install New Flat Roofing Cover

- Prepare the top level building surfaces per industry standards, manufacturer's specifications, and all applicable Columbus Building Codes.
- Install new, 3.3 ISD With .45 mil., 'black' EPDM roofing per industry standards, manufacturer's specifications, and all applicable Columbus Building Codes.
- All parapet caps to be reinstalled upon completion of installation of the new EPDM system. Any/all new caps to match existing; like-for-like.

Install Commercial Gutter

- Remove all inappropriate residential grade gutter from rear second-story and rear first-story roofs.
- Install new, seven inch (7") commercial grade box gutter system with new "Schedule 40" extra thick, 4" PVC drain pipes and accessories per submitted specifications.

8. **14-11-23**

1379 North High Street

Columbus Register Individual Listing

Moody Nolan Inc./ Attn.: Rex Hagerling (Applicant)

Homeport/Attn.: Lisa Minklei (Owner)

An Application with detailed work description, current photos, and updated/revised construction drawings has been submitted. Project architect has consulted with the Historic Preservation Officer.

Approve Application 14-11-23, 1379 North High Street, Columbus Register Individual Listing, as submitted and with all clarifications noted.

Replace Windows

- Per submitted manufacturer's specifications.

Venting System—(North & South Elevations Only)

- Install eight inch by twelve inch (8" x 12") metal registers on north and south elevations per submitted rendering.
- Vents to be painted to match the wall brick as closely as possible.

Elevator/Stair Addition—(Rear/West)

- Rear stair addition to be as per submitted revised elevation.

Exterior Entry Doors

- Install exterior entry doors per submitted plan.

9. **14-11-24**

138-166 East Fifth Avenue & 1193-1195 Hamlet Street

Columbus Register Individual Listing

Moody Nolan Inc./ Attn.: Rex Hagerling (Applicant)

Homeport/Attn.: Lisa Minklei (Owner)

An Application with detailed work description, current photos, and updated/revised construction drawings has been submitted. Project architect has consulted with the Historic Preservation Officer.

Approve Application 14-11-24, 138-166 East Fifth Avenue & 1193-1195 Hamlet Street, Columbus Register Individual Listing, as submitted and with all clarifications noted.

Exterior Entry Doors

- Install exterior entry doors per submitted plan.

Replace Windows

- Per submitted manufacturer's specifications.

Front Porches & Rear Stoops

- Repair all existing concrete decking, columns, and piers as necessary per industry standards and all applicable City Building Codes.
- Retain and repair all existing metal railings; like-for-like.

- Remove any/all non-original, non-contributing aluminum wrap from all cornices and gables, soffits, fascia, ceilings, and gable faces and examine existing conditions.
- Repair and/or replace all original wooden trim elements per OHPO recommendations and approval.

X. OLD BUSINESS

- **1126-1128 Bryden Road- Status Update**

The following is taken from the Approved Minutes of the May 15, 2014 H. R. C. meeting:

Project update given by H. P. O. staff and will be placed on November Regular Meeting Agenda for status update.

NO FURTHER ACTION TAKEN AT THIS TIME

XI. NEW BUSINESS

XII. ADJOURN

