

**HISTORIC RESOURCES COMMISSION
MEETING AGENDA
Thursday, February 20, 2014
6:15 p.m.
Community Training Center - 109 N. Front St. - Ground Floor**

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, March 13, 2014
- III. NEXT COMMISSION MEETING— THURSDAY, March 20, 2014
- IV. SWEARING IN OF STAFF
- V. APPROVAL OF Thursday, January 16, 2014, MEETING MINUTES
- VI. STAFF APPROVALS
- VII. PUBLIC FORUM

VIII. 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.]

HOLDOVERS

1. **13-7-20—(Approved temporarily 8/15/13)**
344 South High Street **South High Commercial Group Historic District**
Alexandria Capital LLC (Applicant)

After the presentation by the Applicant/Owner at the August 15, 2013 regular meeting and ensuing review and discussion, a motion was made, vote taken, and results recorded as indicated:

THE FOLLOWING IS TAKEN FROM THE AUGUST 15-2013 MEETING

Approve Application #13-7-20, 344 South High Street, South High Commercial Group Historic District, as submitted and with all clarifications noted:

Install New Sign

- *Approve the installation of the new "SOFYANO Suits Your Style" sign on existing metal bracket and the one window sign per submitted photos for a period of six months.*
- **Applicant Owner to return within six months to the Historic Resources Commission for review of the permanent sign solution for the property and the Historic Preservation Office staff is directed to place Application #13-7-20 on the February 20, 2014 meeting agenda as a Holdover for final review.**
- **This temporary approval is granted in the best interest of the district and in an effort to allow time for identification of the new ground floor retail business with the understanding that a more appropriate**

permanent signage solution in keeping with the guidelines will be forthcoming.

MOTION: Morgan/Rowan (5-0-0) APPROVED THOUGH 2/20/14

NEW APPLICATIONS

2. 14-2-6a, b, & c

280 Reeb Avenue

Individually Listed Columbus Register Property

City of Columbus Real Estate Management (c/o Barry N. Bryant, P. E.)

(Applicant/Owner)

An Application with detailed description, site plan, elevations, floor plans, and current photos has been submitted.

14-2-6a

Variance Recommendations Requested

- **Section 3212.27—Minimum Number of Parking Spaces**—Reduce from the one hundred and fifty-three (153) required spaces to seventy-three (73) total spaces.
- **Section 3212.49—Setbacks**—Reduce the code required parking setback off of Eighth Street and the unnamed alley to zero feet (0') to accommodate the existing parking spaces and reduce the parking setback from twenty-five feet to two and one half feet (25'-2.5') on Innis Avenue and from twenty-five feet to five feet (25'-5') on Washington Avenue.

14-2-6b

Repair Historic School Building

- Install New Shingle Roof Complete.
- Spot point masonry on all elevations as necessary.
- Replace all non-original windows with new metal windows of historically appropriate dimensions and style.
- Replace all exterior doors with new metal doors.
- Install new concrete handicapped accessible ramp per submitted plans.
- Install new landscaping per submitted plans.

14-2-6c

New Addition

- Demolish the 1968 addition on the east side of the original building.
- Construct a new, one-story addition per submitted plans.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 PM

CONCEPTUAL REVIEWS

3. 14-2-7

172 East Lane Avenue

Indianola Forest Historic District Buckeye

Real Estate (Applicant/Owner)

Conceptual

An Application with site plan, elevations, and current photos has been submitted. Applicant has consulted with the Historic Preservation Office staff.

Construct New Residence on the Rear of Parcel

4. 14-2-8

118 East Frambes Avenue

Indianola Forest Historic District

Buckeye Real Estate (Applicant/Owner)
Conceptual

An Application with site plan, elevations, and current photos has been submitted. Applicant has consulted with the Historic Preservation Office staff.

Construct New Residence on the Rear of Parcel

5. 14-2-9

50 East Lane Avenue

Indianola Forest Historic District

Buckeye Real Estate (Applicant/Owner)
Conceptual

An Application with site plan, elevations, and current photos has been submitted. Applicant has consulted with the Historic Preservation Office staff.

Construct New Residence on the Rear of Parcel

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 PM

STAFF RECOMMENDATIONS:

6. 14-2-10

222 Rustic Place

Old Beechwood Historic District

Nicholson Builders/Attn.: Bryan Copley (A)

Bill Leiter (O)

An Application with detailed work description, site map, original window plans, current photos, and drawing has been submitted. Applicant has consulted with the Historic Preservation Officer following window glass damage.

Damaged bay window sash is not original. H. R. C. approval of all other window replacement was granted on August 16, 2007.

Replace Bay Window Sash

- Remove the damaged bay window sash and dispose of all debris per Columbus Building Code.
- Install new, Marvin, (73 19/32" x 97 19/32"), Bronze Clad Exterior, Primed Pine Interior, 'Clad Ultimate Casement Picture' window unit in the exact same location.
- All finish trim to match existing; like-for-like.

7. 14-2-11

154 East Oakland Avenue

Northwood Park Historic District

Lisa DuVernay (Applicant/Owner)

An Application with detailed work description has been submitted.

Replace One (1) Window—(First Floor/East Elevation)

- Remove the deteriorated first floor window sash (i. e. first floor east elevation closest to front porch) and dispose of all debris per Columbus Building Code.
- Install new, wood sash to match existing in style, size, and dimension; like-for-like.

8. 14-2-12

729 Wilson Avenue

Old Oaks Historic District

Crystal Corley (Applicant/Owner)

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

Install Hand Rails—(Front & Rear Steps)

- Install new, black metal hand rails at front service steps and rear entry steps per submitted drawings.

Paint Exterior Soffits

- Prepare all exterior, wooden soffit surfaces on all elevations of the building using the appropriate hand tools. Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat of all soffit surfaces to be Sherwin Williams "Dover White" (SW #6385).
- Prepare all previously painted stone lintels and sills on all elevations for repainting.

- Repaint all previously painted stone lintels and sills on all elevations. Finish color to match the existing, original stone color as closely as possible. Color chip to be submitted to and approved by the Historic Preservation Office for inclusion in the property file.

9. 14-2-13

77 West Jeffrey Place

Old Beechwold Historic District

Jim & Annette Lutz (Applicant/Owner)

An Application with site plan, elevations, foundation & footer details, work description, and current photo has been submitted. House constructed in 1965.

Enclose Rear Covered Patio

- Install rear sun room complete per submitted plans, elevations, and sections dated February 3, 2014.

STAFF APPROVALS

• **14-2-1**

370 East Eleventh Avenue

New Indianola Historic District

Wagenbrenner Dev., Inc. (A)

Weinland Park Properties LLC (O)

Staff Approval is granted for Application #14-2-1, 370 East Eleventh Avenue, New Indianola Historic District, for renewal of the exact same work as previously approved (per C. of A. #13-2-1) and as indicated :

- Upon analysis of the documentation provided by the applicant and the on-site determination of the Historic Preservation Officer that the building is beyond repair due to severe masonry and structural deterioration caused by water infiltration caused by inappropriate encapsulation of all exterior stone and brick surfaces, approve the proposed demolition of the residential property located at 370 East Eleventh Avenue, New Indianola Historic District.
- Measurements and detailed photos of all elevations are required as a condition of the approved demolition due to the unusual and compelling circumstances. All documentation to be placed in the permanent property file in the City Historic Preservation Office.
- Recommend reuse of any/all building materials in the sister building located immediately west and indicated as Building #19 on the site plan provided.
- Request that the applicant provide the H. R. C. with plans for the reuse of the site including, but not limited to, a detailed landscape plan.

• **14-2-2**

299 East Eleventh Avenue

New Indianola Historic District

Wagenbrenner Dev., Inc. (A)

Weinland Park Properties LLC (O)

Staff Approval is granted for Application #14-2-2, 299 East Eleventh Avenue, New Indianola Historic District, for renewal of the exact same work as previously approved (per C. of A. #13-2-2) and as indicated :

- Upon analysis of the documentation provided by the applicant and the on-site determination of the Historic Preservation Officer that the building is beyond repair, approve Application #14-2-2 (previously #13-2-2), for the proposed demolition of the property located at 299 East Eleventh Avenue (indicated as Building #1 on the site plan provided), New Indianola Historic District.
- Measurements and detailed photos of all elevations are required as a condition of the approved demolition due to the unusual and compelling circumstances. All documentation to be placed in the permanent property file in the City Historic Preservation Office.
- Request that the applicant provide the H. R. C. with plans for the reuse of the site including, but not limited to, a detailed landscape plan.

• **14-2-3**

280 Reeb Avenue

Individually Listed Columbus Register Property

City of Columbus Real Estate Management (Applicant/Owner)

Approve Application #14-2-3, 280 Reeb Avenue, Columbus Register Listed Property, as submitted and with all clarifications noted:

Perform Window Study

- Remove four (4) existing windows as indicated on West and North Elevations (dated 1/8/14) and perform examination necessary for final determination of finish treatment.
- Basement windows ‘A’ and ‘B’ on east end of North Elevation to be removed for placement of hood exhausts for duration of the construction phase.
- Windows ‘C’ on West Elevation and ‘D’ on North Elevation to be infilled with plywood and replaced with new window units when final window replacement is determined and approved by the Historic Resources Commission.
- The subject windows are identified in the submitted stamped elevations dated 1/8/14.

• **14-2-5**

Multiple Addresses

Old Oaks Historic District

Columbia Gas of Ohio/Heidi Zacher (Applicant)

Move gas meters from the interior to the exterior at each respective property listed, with all clarifications noted as follows:

- All meters to be placed on rear elevation of building, if possible, or in the least visible exterior location to be determined upon final site inspection by Columbia Gas of Ohio field inspectors.
- Gas meter relocation program: The exterior meter location will be determined by Columbia Gas in accordance with all applicable codes and safety standards.
- All property locations to be as per submitted address list stamped and dated February 3, 2014.

X. OLD BUSINESS

XI. NEW BUSINESS

Emergency Staff Approval Issued

• **14-2-4**

689 S. Ohio Avenue

Old Oaks Historic District

Hattie Gunn (Applicant/Owner)

A fire occurred on December 24, 2013 and a Notice of Unsafe Building Order(#SRTS1301790) was issued (January 3, 2014). The property owner met with the Historic Preservation Office staff on site (1/17/14) and an application has been submitted and current photos taken for the property file. The Certificate of Appropriateness has been issued as a Staff Approval.

Approve Application #14-2-4, 689 South Ohio Avenue, Old Oaks Historic District, with all clarifications noted:

Vacate Due to Fire Damage

- **This approval is issued in the interest of public safety and per all applicable City of Columbus Building Codes.**
- **In accordance with Building Order #SRTS1301790 issued following a December 24, 2013 fire, vacate the property in accordance with Columbus Building Code Chapter 4109.02.**
- Select one (1) of the following two approved appropriate options for the fire damaged residence:

Option ‘a’:

Demolish the Building

- Remove the existing fire damaged, wood frame residence completely and dispose of all debris per Columbus City Code.
- Clean the site in accordance with all City Building Codes and reseed the lawn completely.

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Or

Option 'b':

Secure the Building

- Obtain any/all necessary secure permits from the City Building Department and secure the structure in accordance with City Code Chapter 4109.09.

Board up Windows & Doors

- Install plywood over all window and door openings on all elevations to temporarily secure the building. Plywood to be exterior grade, 3/4", smooth on one side, and primed on all sides prior to installation. Plywood to be cut to fit the existing window jamb; outside-to-outside. Jamb and sash to remain in place.

Submit Rehabilitation Plans

- Submit all exterior rehabilitation plans to the Historic Preservation Office staff for final review and approval by the Historic Resources Commission at a future commission meeting.

XII. ADJOURN