

**HISTORIC RESOURCES COMMISSION
MEETING AGENDA
Thursday, September 18, 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, October 9, 2014.
- III. NEXT COMMISSION MEETING—THURSDAY, October 16, 2014.
- IV. SWEARING IN OF STAFF
- V. APPROVAL OF Thursday, August 21, 2014, MEETING MINUTES
- VI. STAFF APPROVALS
- VII. PUBLIC FORUM
 - Green Lawn Abbey— Kate Matheny

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. **14-7-9**
718 Kimball Place **Old Oaks Historic District**
Lance R. Keeler (Applicant/Owner)
An application and photographs have been submitted.
Remove Sleeping Porch
 - Demolish the existing, two-story sleeping porch, per the submitted photographs.

Taken from the August 21st Meeting Minutes:
Following the presentation of the H. P. O. Staff Report, and subsequent discussion with the commissioners present, a motion was made, vote taken, and results recorded as indicated.
In the absence of, and at the request of the Applicant, continue Application # 14-7-9, 718 Kimball Place, Old Oaks Historic District, and direct Historic Preservation Office staff to place on the September 18, 2014 Historic Resources Commission agenda for further review.
MOTION: Palmer/Wolf (5-0-0) CONTINUED

2. 14-7-8

350 South High Street
Callif Bonding, LLC (Applicant)

South High Commercial Historic Group
Ty Safaryan/350 Gray Gables Realty (Owner)

Two 48" x 104" canvas, banner signs were approved in 2003. The banners were removed and new banners installed prior to review and approval. An application, photographs, and drawings for new signs have been submitted. Application #14-7-8 was continued at the July 17, 2014 to allow additional time to present the necessary information required for final action (see minutes attachment below).

Install New Signs

- Remove the two (2) existing banner signs, that were installed prior to review and approval, per the submitted photographs.
- Install two (2) new signs, one at each end of the existing covered walkway, per the submitted drawings.
- New signs to be double-face fabricated aluminum pans, measuring 8' 3" Wide by 4' High.
- Graphics to be computer cut vinyl letters/numbers, reading "Andy Callif, Bail Bonds, 614/221-0100."
- Background color to be Dark Green; Text and inset line to be Pearl Grey.

Continue Application # 14-7-8, 350 South High Street, South High Commercial Historic Group, and direct Historic Preservation Office staff to place on the August 21, 2014 Historic Resources Commission agenda for further review.

Taken from the August 21st Meeting Minutes:

Following the presentation of the H. P. O. Staff Report, and subsequent discussion with the commissioners present, a motion was made, vote taken, and results recorded as indicated.

In the absence of, and at the request of the Applicant, continue Application # 14-7-8, 350 South High Street, South High Commercial Group Historic District, and direct Historic Preservation Office staff to place on the September 18, 2014 Historic Resources Commission agenda for further review.

MOTION: Wolf/ Palmer (5-0-0) CONTINUED

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M.

NEW APPLICATIONS

3. 14-9-10

862 Bryden Road
Nathan Broaddus (Applicant)

Bryden Road Historic District
Elizabeth Sadoff (Owner)

An application, photograph, and design sketches have been submitted.

Install New Porch Railing

- Add new railings and balusters per submitted sketches.

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

4. 14-9-11

608 South Ohio Avenue
Fred Hutchison (Applicant)

Old Oaks Historic District
David Fawcett & Wayne Lefaber (Owner)

An application, site plan, and elevation drawings have been submitted.

Demolition & New Construction

- Remove existing concrete pad in place from previously existing single car garage.
- Construct new two car garage per submitted drawings
- Construct new concrete apron to connect garage to existing paving present at Bedford Alley

5. 14-9-12

4895 Olentangy Boulevard
RE/MAX Metro Plus/Attn.: Katie Shepard (Applicant)
Conceptual Review

Old Beechwold Historic District
Kathryn & Joshua Lumbley (Owner)

An application and site photographs have been submitted.

Demolish Three Story Addition with Garage

- Demolish existing c. 1980's addition in order to restore access to City of Columbus sewer line clean out.
- Presence of sewer line clean out presents an obstacle for obtaining title insurance and financing.
- Proposed removal would restore original footprint of home (per applicant)

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

6. 14-9-13

2067 Indianola Avenue
Barret Jardine (Applicant)
Conceptual Review

Indianola Forest Historic District
Wayne Garland (Owner)

An application, photograph, rendering, and elevation sketches have been submitted.

Install New Dormer

- Construct new dormer to replace existing, smaller dormer.

7. 14-9-14

105 East Lane Avenue
Barret Jardine (Applicant)
Conceptual Review

Indianola Forest Historic District
Wayne Garland, agent for Jerry Hoffman (Owner)

An application, site plan, photograph, and elevation drawing have been submitted.

New Construction/Addition

- Rebuild the existing, rear, one-story structure, and add a second story (182 sq. ft.).
- Rebuild and enlarge the existing dormer, per the submitted drawings.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M.

STAFF RECOMMENDATIONS

8. 14-9-15

851 Bryden Road
Dave Fischer (Applicant/Owner)

Bryden Road Historic District

An application and photographs have been submitted.

Tree Removal

- To avoid further damage to the house/porches, remove the one (1) Magnolia tree and stump from the front yard, three (3) Poplar trees and stumps from the east/side yard, and the one (1) dead Red Maple tree from the rear yard, per the submitted photographs.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.
- A new tree is to be planted within the same general area as the tree that has been removed.
- The species of the new tree to be chosen by Applicant.
- Applicant/Owner is to submit the choice of tree species to the Historic Preservation Office staff for final review and approval, in consultation with the Historic Resources Commission, prior to the planting of the new tree.

Remove and Install New Asphalt Shingle Roof

- all asphalt shingles on the main roof, front porch roof, and rear sun room, 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>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> 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.”
- 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.

STAFF APPROVALS

- **14-9-1**
1548-50 Bryden Road **Bryden Road Historic District**
Able Roof/Attn.: Rachel Valentino (Applicant) **Robert White (Owner)**
Approve Application #14-9-1, 1548-1550 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications noted.

Replace Main & Porch Roof Shingles

- Remove all shingles down to the sheathing.
- Repair and/or replace in kind any/all damaged/deteriorated sheathing and rafters, as necessary.
- Dispose of all debris according to Columbus City Code.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Applicant & Owner have the option of selecting one of the two options as indicated:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
Certain Teed	(standard 3-tab)	Nickel Gray

window repair and painting; finish color to match existing.

Remove Skylight

- Remove and eliminate the non-original skylight from the garage/studio roof in preparation for rehabilitation of the original, appropriate flat roof system on the garage/studio.
- Complete any/all structural repairs necessary and install new sheathing as necessary to reroof according to industry standards as noted in garage/studio roof replacement specs (see following specifications).

Replace Flat Roof Above Garage/Studio

- Remove all roofing and sheathing, as necessary, in order to rehabilitate the original, appropriate flat roof system on the garage.
- Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new, flatlock metal or E. P. D. M. rubber flat roof material in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Install a 'mini-split' A. C. unit for the studio cooling system. [Note: All final A. C. equipment specifications and condenser location details to be submitted to the H.P. O. staff for final review and approval and inclusion in the historic property folder.]

Repair/Replace & Paint Wooden Trim & Siding

- 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.

Repair Existing Kitchen Vent System

- Clean and make any/all repairs to the existing, original, exterior, metal, wall-mounted kitchen vent system.
- Prime and paint to match existing exterior paint color; like-for-like.
- [Note: If the existing kitchen vent system cannot be repaired in kind, the Applicant/Owner may install a new louvered vent system following review and approval by the H. P. O. staff.]

Reissue Expired Certificate of Appropriateness (#09-8-19a) for One Year w/New Number Assigned

Approve the previously approved exterior work as indicated on expired Certificate of Appropriateness #09-8-19a (expired 8/20/10) and include in the new C. of A.#14-9-3:

- Remove two existing attic vents on the west elevation and cover with new wood siding, per submitted drawing.
- Install a new attic vent on the south elevation, per submitted drawing.
- Remove an existing external staircase, in poor condition, from the south elevation.
- Rehabilitate the original steel casement windows by removing the single pane glass, removing the paint and sandblasting the steel to remove the rust, replacing the single pane glass with double pane glass, and repainting the steel window frame to match the existing green paint.

- **14-9-4**

2130 Iuka Avenue

Iuka Ravine Historic District

Able Roof/Attn.: Rachel Valentino (Applicant)

Sharon Austin (Owner)

Approve Application #14-9-4, 2130 Iuka Avenue, Iuka Ravine Historic District, as submitted and with all clarifications noted.

Front Roof & Front Porch Stoop Roof Shingles (South Elevation only)

- Remove all shingles down to the sheathing.
- Repair and/or replace in kind any/all damaged/deteriorated sheathing and rafters, as necessary.
- Dispose of all debris according to Columbus City Code.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications that match the existing main roof shingle color and style; like-for-like.

Manufacturer:

Style:

Color:

Thunderguard

(standard 3-tab)

Estate Black

(Able-Manufacturer)

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "medium gray" at owner's option.
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "medium gray" at owner's option.
- [Note: The shingle is approved for installation at the 2130 Iuka Avenue property to match the north elevation shingles which have some remaining years of service. Upon the need to replace the north elevation shingles, the owner will be required to select the new shingle from the Approved Shingles List and re-roof the south elevation roofs complete at that time in order to comply with the intent of the commission guidelines .

- **14-9-5**

1205 Bryden Road

Bryden Road Historic District

Mike Dingess/Building Ideas & General Const. (Applicant)

Gabrielle Curmode (Owner)

Approve Application #14-9-5, 1205 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Install new asphalt shingle roof, per the submitted specifications.
- Remove all asphalt shingles on the 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 GAF, Royal Sovereign (standard 3-tab), "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."
- 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.

• **14-9-6**

1459-50 Bryden Road

Vincent Davis (Applicant)

Bryden Road Historic District

Daryll Payne (Owner)

Approve Application #14-9-6, 1459 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications noted.

Replace Main & Porch Roof Shingles

- Remove all shingles down to the sheathing.
- Repair and/or replace in kind any/all damaged/deteriorated sheathing and rafters, as necessary.
- Dispose of all debris according to Columbus City Code.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Select shingle 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."

• **14-9-7**

312-314 East Eleventh Avenue

Weinland Park Properties, LLC. (Applicant/Owner)

New Indianola Historic District

Approve Application #14-9-7, 312-314 E. Eleventh Avenue, New Indianola Historic District, as submitted and with all clarifications noted.

Install New Fence/Wood

- Install a new, wood, side yard fence from the southern corner of Building # 24 (312-314 E. Eleventh Avenue), on the west side, to 20' setback from the rear northern alley, to allow a safe vision triangle, per the submitted site plan and fence drawing.
- New fence to have front view towards the neighbor, and rear view (stringers) toward Building #24.
- Cedar fence to be stained opaque to match the Beige window color.

Install New Fence/Aluminum

- Install a new, aluminum, side yard fence from the southern corner of Building # 24 (312-314 E. Eleventh Avenue), on the west side, running from the wood fence termination to the front right-of-way near the sidewalk, per the submitted site plan and fence drawing.
- Aluminum, open picket fence to be painted black.

• **14-9-8**

53 East Northwood Avenue
Joseph Orr (Applicant)

Northwood Park Historic District
Michael Stickney (Owner)

The property has recently been purchased and the new owner is planning complete rehabilitation. The Applicant has met with the Historic Preservation Office staff and site visits have been conducted. The existing structural conditions necessitate immediate action to prevent further deterioration to the property which is a contributing resource in the Northwood Park Historic District.

Approve Application #14-9-8, 53 East Northwood Avenue, Northwood Park Historic District, as submitted and with all clarifications noted.

[Note: The Owner is required to submit a new application for any/all exterior work in future rehabilitation phases for Historic Resources Commission review and approval prior to beginning work not indicated in the Phase I approved specifications as indicated.]

Project Phase I—Structural Repairs

Repair Main & Porch Roofs Complete

- Remove all shingles down to the sheathing.
- Repair and/or replace in kind any/all damaged/deteriorated sheathing, rafters, and plate trim per submitted structural drawings.
- Dispose of all debris according to Columbus City Code.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Select shingle 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” or ‘medium gray’ to match the shingle color, at Owner’s option.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or ‘medium gray’ to match the shingle color, at Owner’s option.

Repair/Replace Eaves & Soffits

- Replace any/all deteriorated and damaged wood fascia and exposed rafter tails with new wood per submitted structural drawings 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.
- Install new, half-round, galvanized metal gutters and round, galvanized metal down spouts in the appropriate locations to assure proper drainage.
- Finish color of all wood trim to match the existing trim color.

- 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.

- **14-9-9**

229 Oakland Avenue

APCO Industries (Applicant)

Northwood Park Historic District

Anthony Khoury (Owner)

Approve Application #14-9-9, 229 East Oakland Avenue, Northwood Park Historic District, as submitted and with all clarifications noted.

Install New Storm Windows

- Remove the existing, five (5), aluminum storm windows, per the submitted photographs.
- Install new, low profile, Provia, metal storm windows in the same locations.
- 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.

Remove Chimney—East Elevation Only

- Remove the structurally deteriorated and collapsing brick chimney on the **east elevation only.**

[Note: The east chimney is allowed to be removed at this time in the best interest of saving the building from further structural deterioration. The east chimney location and dimensions with photos are to be retained in the historic property file for reference should the chimney replacement be requested in the future.]

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURN

