

**HISTORIC RESOURCES COMMISSION
MEETING AGENDA
Thursday, April 17, 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, May 8, 2014.
- III. NEXT COMMISSION MEETING—THURSDAY, May 15, 2014.
- IV. SWEARING IN OF STAFF
- V. APPROVAL OF Thursday, March 20, 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. 13-7-24

742 Wilson Avenue

Old Oaks Historic District

Ida Williams (Applicant/Owner)

Taken from the January 16, 2014 meeting minutes:

Following the report by the Historic Preservation Office staff and again upon confirmation of the deteriorated condition of the existing wood-frame garage which is not reparable and presents public safety concerns, direct the Historic Preservation Officer to consult with the property owner and City Building Department staff regarding the demolition of the existing frame garage, a motion was made, vote taken, and results recorded as indicated:

Continue Application #13-7-24, 742 Wilson Avenue, Old Oaks Historic District, and direct the Historic Preservation Officer to place it on the April 17, 2014 regular meeting agenda as a Holdover for further discussion of the plan development for the new garage in the same location.

Garage Work as Previously Approved (July 18, 2013)

- ***Note that the garage condition constitutes a safety concern and requires removal down to the slab floor and disposal of all debris per Columbus City Code.***
- *Clean the site and make any/all repairs to the existing concrete slab as necessary.*
- ***The Applicant/Owner is required to submit plans for a new garage in the same location to the Historic Preservation Office staff for placement on the Historic Resources Commission meeting agenda within six months for further review.***

- The approval of the demolition is specific to the 742 Wilson Avenue site only and is made in the best interest of public safety.

MOTION: Rowan/Palmer (6-0-0) CONTINUED

2. 14-3-5

463 North High Street

Signcom Inc./Attn.: Melody Ward (Applicant)

North Market Historic District

Yankee Brothers LLC (Owner)

An Application with elevations, work description, and signage renderings has been submitted. Applicant has consulted with the H.P. Office staff. In the absence of the Applicant and Owner, Application #14-3-5 was continued at the March 20th meeting

Install New Signage

- Install new tenant signs on second floor as shown on drawing.
- Install new pressure sensitive vinyl graphics on four (4) storefront windows and two (2) glass front doors per submitted renderings.

NEW APPLICATIONS

3. 14-4-3

668 Wilson Avenue

Gene A. Smith (Applicant)

Old Oaks Historic District

David Gray ((Owner)

An application with detailed work description, site plan, and drawings has been submitted. The Applicant has met with the Historic Preservation Officer on site.

Build New Garage

- Construct new, twenty-foot wide by twenty-two foot long (20'W x 22' L), two-car, wood-frame garage per submitted plans and work specifications.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45 PM

4. 14-4-4

467 North High Street

Clear Channel Outdoor (Applicant)

North Market Historic District

467 N. High Street Condominium Association

An Application with detailed work description and sign rendering has been submitted. Copy of Owner consent lease has been included with the Application. Applicant has consulted with the Historic Preservation Officer.

Install Wall Sign/Graphic

- Attach advertising wall graphic to exterior of north facing wall as per submitted rendering.
- Size to be eighteen feet high by twenty-six feet wide (18' H x 26' W).
- Material to be lightweight, mesh vinyl installed with wall anchors.
- Display period to be twenty-eight (28) days; May 12 through June 8, 2014.

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

5. 14-4-5

241 Oakland Avenue

Handyman Matters/Attn.: Scott Simms

Northwood Park Historic District

An Application with drawings and work description has been submitted. Applicant consulted with the Historic Preservation Officer on site in 2013.

Repair/Rebuild Rear Deck

- Remove existing rubber roof and decking.
- Install new roof decking and rubber membrane per industry standards, manufacturer's specifications, and all applicable City Building Codes.
- Repair and/or replace existing wooden hand- and foot-rails and balusters as necessary with new wood of dimension and profile in accordance with the guidelines.

- Replace any/all missing, damaged, and deteriorated asphalt shingles on mansard roof with new asphalt shingles selected from the Approved Shingles List.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:15 PM

6. 14-4-6

529 East Town Street

Matthew Loving (Applicant)

Conceptual

Revised plans have been submitted following the March 20th initial conceptual review. The project architect has consulted with the Historic Preservation Officer.

Demolition and Construction of New Carriage House w/New Addition

- Retain existing brick building.
- Remove frame portion of carriage house completely.
- Construct new, two-story low sloped roof connector to new one and one-half (1 ½) story addition.

The following is taken from the March 20th Meeting Minutes draft:

After the presentation by the project architect the commissioners discussed the proposal and made comments, some of which are as noted:

Commissioner Gibboney—*A new, one and one-half (1 1/2) story addition “could work”. Indicated that the scale of the new addition would be important. Length and mass are issues that will require additional review and discussion prior to resolution.*

Commissioner Morgan—*Agrees with the idea of “dressing up” the historic carriage house. In support of partial Demolition. A larger addition raises concerns for scale and appropriateness in the district. Could support a new addition similar to the existing addition.*

Commissioner Palmer—*Would need to be convinced that a large new addition is in accordance with the guidelines. Larger windows can be appropriate.*

Commissioner Clark—*In agreement with others regarding the size of a new addition. In favor of creating new window openings rather than enlarging the existing openings.*

Commissioner Wolf—*The all-wood, frame addition could be removed given its failing structural condition. Creating new window openings is the proper preservation practice versus enlarging the existing, historic openings.*

NO ACTION TAKEN

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

7. 14-4-7

172 East Lane Avenue

Buckeye Real Estate (Applicant/Owner)

Conceptual

An Application with site plan, elevations, and current photos has been submitted. Infill construction proposed for this site was reviewed conceptually for the second time at the March 20th Regular Meeting. Applicant has consulted with the Historic Preservation Office staff.

Construct New Residence on the Rear of Parcel

The following is taken from the March 20th Meeting Minutes draft:

After the presentation by the project architect and property owner the commissioners discussed the proposal and made comments, some of which are as noted:

Commissioner Wolf—*Appears that the project design is going in the right direction.*

Commissioner Clark—*Requests proposed square footage of the proposed addition. Agrees that the project appears to*

be moving in the right direction for the 172 E. Lane Avenue property. Recommends that the parking area be screened with landscaping.

Commissioner Gibboney—Recommends matching the dormer existing windows. Double-gang the new addition first floor windows rather than three-gang double hungs as shown in the conceptual rendering.

NO ACTION TAKEN

8. 14-4-8

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. Infill construction proposed for this site was reviewed conceptually for the second time at the March 20th Regular Meeting Applicant has consulted with the Historic Preservation Office staff.

Construct New Residence on the Rear of Parcel

The following is taken from the March 20th Meeting Minutes draft:

After the presentation by the project architect and property owner the commissioners discussed the proposal and made comments, some of which are as noted:

Commissioner Gibboney—Still looks like two houses, not a house with an addition. “Feels too massive.”

Commissioner Clark—“Too massive, boxy.” Recommends lowering the roof of the addition and consider deleting the attic space.

Commissioner Wolf—Paired windows are a possible design problem for the addition as none of the existing window units are paired doubles.

NO ACTION TAKEN

9. 14-4-9

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. Infill construction proposed for this site was reviewed conceptually for the second time at the March 20th Regular Meeting. Applicant has consulted with the Historic Preservation Office staff.

Construct New Residence on the Rear of Parcel

The following is taken from the March 20th Meeting Minutes draft:

After the presentation by the project architect and property owner the commissioners discussed the proposal and made comments, some of which are as noted:

Commissioner Wolf—“Struggling more” with this proposal than the other two sites in the same district. The existing sun-porch represents historic fabric of the original residence and its loss from the original building with the proposed new addition is a concern. Appreciates the design considerations being explored but needs to analyze further before making further comment.

Commissioner Gibboney—Recommends a flat roof be explored for the addition.

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:45 PM

STAFF RECOMMENATIONS:

10. 14-4-10

**926 East Broad Street
Sprit/Attn.: Rinel SaRo (Applicant)**

**18th & East Broad Street Historic District
Community Properties of Ohio (Owner)
Attn.: Sharon Griffith Pheifer**

An Application with site plan, elevations, and current photos has been submitted. Applicant has consulted with the H. P. O. staff

Install New Equipment in Existing Rooftop Cell Site

STAFF APPROVALS

• **14-4-1**

**624 Oakwood Avenue
Fabian K. Summerville (Applicant/Owner)**

Old Oaks Historic District

Approve Application #14-4-1, 624 Oakwood Avenue, Old Oaks Historic District, as submitted and with all clarifications noted:

Replace Deteriorated Retaining Wall—North of Public Steps/Walk

- Remove the damaged and deteriorated cement block retaining wall north of the front public steps/walk which is beyond repair and dispose of any/all debris per all applicable City of Columbus Codes.
- Install new cement block wall in the exact same location and in line with and matching the height and setback of the existing cement block retaining wall south of the front public steps/walk; like-for-like.
- Install the necessary drain tile in the proper locations and backfill the front (i.e. west) yard as necessary and in accordance with all applicable City Building Codes.

• **14-4-2**

**87 East Northwood Avenue
Muth and Company Roofing (Applicant)**

**Northwood Park Historic District
David Landsman (Owner)**

Approve Application #14-4-2, 87 East Northwood Avenue, Northwood Park Historic District, as submitted and with all clarifications noted:

Repair Box Gutter System Complete

- Examine all box gutters on main roof and make any repairs and/or replace 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 down spouts of the appropriate diameter and in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Repair Rear One-Story Flat Roof

- Remove existing, deteriorated EPDM roof and any/all deteriorated and damaged sheathing dispose of any/all debris per all applicable City of Columbus Codes.
- Install new fiberboard and fully adhered, new EPDM roofing system per industry standards and all applicable Columbus Building Codes.

- X.** OLD BUSINESS
- XI.** NEW BUSINESS
- XII.** ADJOURN