

**HISTORIC RESOURCES COMMISSION
MEETING AGENDA
Thursday, May 15, 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, June 12, 2014.
- III. NEXT COMMISSION MEETING—THURSDAY, June 19, 2014.
- IV. SWEARING IN OF STAFF
- V. APPROVAL OF Thursday, April 17, 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. 14-3-5c

463 North High Street

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

Install New Signage

North Market Historic District

Yankee Brothers LLC (Owner)

- Install new pressure sensitive vinyl graphics on four (4) storefront windows

The following is taken from the April 17th Meeting Minutes draft:

14-3-5c

Install New Signage—Window Graphics

Continue Application #14-3-5c for further consideration of the front window graphics proposed and direct the Historic Preservation Officer to place on the May 15, 2014 meeting agenda as a Holdover.

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

2. 14-4-3

668 Wilson Avenue

Gene A. Smith (Applicant)

Old Oaks Historic District

David Gray (Owner)

Additional garage specifications with photos of an existing frame garage sample of have been submitted. The Applicant has consulted with the Historic Preservation Officer throughout the commission review process and the new garage is a component of the loan structure established for the purchase of the Old Oaks Historic District property.

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.
- Cladding to be smooth vinyl siding (without faux wood grain) with 1" x 4" wood corner boards and door trim.
- Shingles to be Owens Corning, standard 3-tab, Estate Gray with metal ridge roll to be painted "gray" or "Tinner's Red."
- Overhead garage door to have the appearance of two doors. Cut sheet/specifications to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Historic Resources Commission, prior to issuance of a Certificate of Appropriateness.
- Service door to be a four-panel or five-panel, smooth, steel or fiberglass door. Cut sheet/specifications to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Historic Resources Commission, prior to issuance of a Certificate of Appropriateness.
- Cut sheet/specifications for any exterior lighting to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Historic Resources Commission, prior to issuance of a Certificate of Appropriateness.

The following is taken from the April 17th Meeting Minutes draft:

Following Historic Preservation Officer Staff Report, the presentation by the Applicant/Owner, the commissioners present all noted their support of the project.

Commissioner Morgan—Requested more finish details and dimensions. Roof slope should be the same as the house roof slope with metal ridge roll and hung gutters.

Commissioner Gibboney—Recommends single overhead door with the appearance of two overhead doors and noted Samples of various styles available.

After the discussion and review, a motion was made, vote taken, and results recorded as indicated.

Upon review of Application #14-4-3, 668 Wilson Avenue, Old Oaks Historic District, Grant Conditional Approval of the proposed massing, height, and site placement of the proposed new garage.

- **All finish details to be submitted for final review at the May 15, 2014 Historic Resources Commission meeting.**
- MOTION: Faust/Palmer (6-0-0) CONDITIONAL APPROVAL GRANTED**

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

3. 14-4-5

241 Oakland Avenue

Handyman Matters/Attn.: Scott Simmons (Applicant)

Northwood Park Historic District

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.

The following is taken from the April 17th Meeting Minutes draft:

Following Historic Preservation Officer Staff Report, the presentation by the Applicant, and subsequent review by the commissioners present, a motion was made, vote taken, and results recorded as indicated.

Continue Application #14-4-5, 241 Oakland Avenue, Northwood Park Historic District, and direct the Historic Preservation Officer to work with the sub-committee of Commissioners Faust and Morgan and the Applicant (i.e. project contractor) to prepare the final work specifications for review and final action at the May 15, 2014 regular meeting.

MOTION: Morgan/Clark (6/0/0) CONTINUED

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

NEW APPLICATIONS

4. 14-5-15

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, signage plan, and current photos has been submitted.

The project architect has consulted with the Historic Preservation Officer.

Install New Signage

- Install new signage per submitted plans.

5. 14-5-16

441-445 East Town Street

East Town Street Historic District

Homestead America/Attn.: Jeremy Smyers (Applicant/Owner)

An Application with detailed shop drawings has been submitted. Applicant and window supplier has consulted with the Historic Preservation Officers. Sample Win-Vent window unit has been provided along with photos of completed example installations at similar sites.

Replace Steel Casement Windows Completely

- Remove all steel casement windows on all elevations and dispose of all debris per City Code.
- Install new, Win-Vent Architectural Windows per submitted drawings and work specifications.

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

6. 14-5-17

66 East Northwood Avenue

Northwood Park Historic District

Venice Properties/Nick Lamatrice (Applicant/Owner)

An Application with photos and detailed work description has been submitted. Applicant/Owner has consulted with the Historic Preservation Officer.

Replace Front Service Walk & Steps

- Remove all brick and cement from existing front service walk and steps.
- Haul away and dispose of any/all debris per Columbus City Code.
- Install new cement walk and steps only of same dimensions. No brick facing to be included.

Commissioner Morgan—*The east and west elevation roof treatments remain a concern.*

Commissioner Faust—*Expressed support of the new direction taken for the addition.*

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

All Commissioners—*Support the submittal of a new application for final review with the necessary construction drawings and finish details at the May 15, 2014 regular meeting if the Applicant/Owner so choose.*

NO ACTION TAKEN

9. 14-5-19

118 East Frambes Avenue

Indianola Forest Historic District

Buckeye Real Estate (Applicant/Owner)

Application for Final Review has been submitted with construction drawings. Three Conceptual Reviews have been held previously regarding this project.

Construct New Residence on the Rear of Parcel

The following is taken from the April 17th Meeting Minutes:

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

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—*The revisions made to the porch appear to be in the right direction. The window treatments are appropriate. The addition still appears to be very large in relation to the original house and is “swallowing the building”.*

Commissioner Morgan—*The addition should “step in” from the original building in order to maintain the visual distinction between the historic and the new. Recommends “choking it in” more.*

Majority of Commissioners—*Voiced support for removal of the third floor dormer and reduction of the new addition roof pitch.*

NO ACTION TAKEN

10. 14-5-20

50 East Lane Avenue

Indianola Forest Historic District

Buckeye Real Estate (Applicant/Owner)

Conceptual

Construct New Residence on the Rear of Parcel

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—*Is in agreement with Commissioner Wolf’s observation at the March 20th meeting that the original sleeping porch on the rear of the existing residence is an important historic element. The stepping in of the new addition from the historic building is the appropriate direction.*

Commissioner Morgan—*Requests that the plan and elevation details and scale match what is shown on the site plan for all future reviews.*

Commissioner Clark—*Agrees that the new addition is improved from the March submittal.*

Commissioner Wolf—*Continuing to struggle with the proposal at this address. Has visited the site and the brick is laid in a Flemish Bond on all elevations indicative of a more expensively designed home when constructed. The historic sleeping porch on the rear (i.e. north) elevation is an important contributing element that the treatment of which still needs resolution.*

Commissioner Faust—*Agrees that the sleeping porch treatment needs to be handled appropriately. Recommends*

reducing the size of the new addition.

NO ACTION TAKEN

11. 14-5-24

31 East Lane Avenue
Buckeye Real Estate (Applicant/Owner)
Conceptual

Indianola Forest Historic District

Add Second Story to Existing Addition

- Roof to match existing house

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:00 PM

STAFF RECOMMENATIONS

12. 14-5-21

445 North High Street
Atlas Capital Services, Inc./Attn.: George Hoskins (A)

North Market Historic District
Pizzuti Properties Carlile Limited (O)

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

Install Condensing Unit & Refrigerant Piping

- Install condensing unit on roof and refrigerant piping along south elevation wall from first floor roof per submitted work specifications and drawings.

13. 14-5-22

685 Wilson Avenue
Tom Lang (Applicant/Owner)

Old Oaks Historic District

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

Install New Wood Soffit – Main Roof

- Remove and properly dispose of the existing, non-original vinyl soffit at the main roof, and replace with new material indicated below (conventional exterior plywood is not acceptable). Galvanized nails of appropriate size and type required.

[] Tongue and Groove 1" x 3" pine [] Georgia-Pacific Ply-Bead, Traditional

Install New Wood Fascia, Soffit, & Entablature – Front Porch

- Remove and properly dispose of the existing, non-original vinyl soffit at the main roof, and replace with new material indicated below (conventional exterior plywood is not acceptable). Galvanized nails of appropriate size and type required.

[] Tongue and Groove 1" x 3" pine [] Georgia-Pacific Ply-Bead, Traditional

- Remove and properly dispose of the existing, non-original, vinyl fascia and entablature wrap. Repair and or replace all damaged, deteriorated, and missing wood fascia and entablature, as necessary, with new wood of exact same profile and dimension of the original; like-for-like.

Replace Porch Ceiling

- Remove and dispose of existing porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.
- Paint/stain color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Historic Resources Commission.

Restore Wood Pilasters – Front Porch

- Remove and properly dispose of the existing, non-original, vinyl wrap on the two porch pilasters. Repair and or replace all damaged, deteriorated, and missing wood, as necessary, with new wood of exact same profile and dimension of the original pilasters; like-for-like.

- Existing scrolled metal columns and railings to be retained and painted.

Repair Rear Porch

- Remove the existing, non-original wood at the rear porch foundation, and replace with wood or stone.
Repair/Replace Wood Siding
- Remove a test area of the existing, non-original asbestos cement siding. Upon removal of the test area, Applicant is to consult with Historic Preservation Office staff to devise a plan for restoration of the original wood siding and trim.

Exterior Painting

- Remove existing aluminum storm windows. 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 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 color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **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.

Repair/Replace Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated 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.

Landscaping

- Remove the existing tree stump next to the front porch below grade to prevent new growth
- Haul away all debris.

14. 14-5-23

705 Oakwood Avenue

Old Oaks Historic District

Tom Lang (Applicant/Owner)

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

Tree Trimming and Removal

- Remove the existing Silver Maple tree and Mulberry tree, per the submitted photographs.
- Remove the tree stumps below grade to prevent new growth
- Haul away all debris.
- Trim and thin the existing Hickory tree, per the submitted photographs.

15. 14-5-25

1754-56 Bryden Road

Bryden Road Historic District

Stephen Goldstein (Applicant/Owner)

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

Install Privacy Fence

- Install new, six foot high (6' H), board-on-board, wood privacy fence in rear yard with two (2) service gates per submitted site plan and PhotoShop rendering.

STAFF APPROVALS

• **14-5-1**

538 East Town Street

East Town Street Historic District

Centennial Preservation Group, LLC (Applicant)

Kappa Kappa Bamma (Owner)

Approve Application #14-5-1, 538 East Town Street, East Town Street Historic District, per submitted detailed work specifications and with all clarifications as noted.

Repair and Repoint Chimneys (7 & 8)

- Remove all defective material including mortar cap from flu of chimney #7 and install new stainless steel flu cap. Replace any/all damaged and missing brick with brick which matches the original material in size, shape, color, and texture. New mortar must be 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. (Refer to Preservation Brief 2-“Repointing Mortar in Historic Brick Buildings”)

Roof Work

- Make any/all necessary repairs to the shingle roof (shown in submitted photo #34) sheathing and framing.
- Install new ice and water shield at all eaves, valleys, and protrusions per industry standards and manufacturers' specifications.
- New shingles to be dimensional shingles that match the existing shingles in color, style, and dimension; like-for-like.
- Re-caulk all lap seams on the existing rubber roof according to manufacturer's specifications.
- Remove, clean, and reinstall the existing downspouts on the front elevation and install new copper strainers to prevent future clogging and ensure proper drainage.

Repair Metal Fire Escape

- Prepare all surfaces for repainting in accordance with industry standards.
- Repair any/all holes with metal epoxy per manufacturer's specifications.
- Finish coat with exterior metal paint per manufacturer's specifications: color to match existing—like-for-like.

Carriage House Repairs—(East Gable Soffit & Rear Upper Gable and Return Soffits)

- Remove and repair or replace in kind (i.e. same material, style, and dimensions; like-for-like) all existing crown molding as necessary.
- Remove the non-original flat panels and install new wood siding to match the existing siding on the upper dormer on both elevations; like-for-like.
- Prime and finish coat the new wood siding per manufacturer's specifications; color to match existing paint schedule.

Repair Rear/East Dormer

- Remove deteriorated existing roof, trim, and siding.
- Install new, standing-seam, copper roof per industry standards and manufacturer's specifications.
- Install new, back-primed and finish coated wooden crown molding; color to match existing paint schedule.

- **14-5-2**
530 East Town Street **East Town Street Historic District**
Centennial Preservation Group, LLC (Applicant) **Kappa Kappa Bamma (Owner)**
Approve Application #14-5-2, 530 East Town Street, East Town Street Historic District, per submitted detailed work specifications and with all clarifications as noted.
Repair Windows
 - Remove and repair all wooden window sash per industry standards and manufacturer’s specifications.
 - All wooden sash to match the historic window sash profiles and dimensions; like-for-like.
 - Re-bed all glass, re-glaze, prime, and finish coat with Sherwin Williams ‘Emerald’ to match existing; like-for-like.
 - Strip all window jambs in place, repair as necessary, prime, caulk, and finish coat with Sherwin Williams exterior paint per manufacture’s specifications; color to match existing—like-for-like.

- **14-5-3**
685 Bryden Road **Bryden Road Historic District**
Bill Meyer/Renewal by Andersen (Applicant) **Jennifer Kusumi (Owner)**
Approve Application #14-5-3, 685 Bryden Road, Bryden Road Historic District, per submitted detailed work specifications and with all clarifications as noted.
Install New Windows
 - Remove the existing windows on first floor of the existing 1991 office building, and install new Renewal by Andersen windows, per the submitted cut sheet/specifications.
 - New windows are to fit within the existing window openings.
 - Style to match existing, four-light, arch top with full divided light grills. Color to match existing.

- **14-5-4**
395 Library Park South **East Town Street Historic District**
Moore Roofing, Inc. (Applicant) **395 LPS, LLC. (Owner)**
Approve Application #14-5-4, 395 Library Park South, East Town Street Historic District, per submitted detailed work specifications and with all clarifications as noted.
Install New Rubber Roof
 - Install new flat roof system, per the submitted specifications.
 - Remove existing fiberboard, EPDM membrane, and gravel ballast on the flat, garage roof section of the carriage house down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
 - Carefully remove and retain the existing tile parapet cap for reinstallation. Replace any deteriorated, broken, or missing tile with new tile to match existing as closely as possible in size, texture, and color.
 - 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 Duro-Last Roofing System, per the submitted specifications, in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings. Color to be “Tan”.
 - Install one new through-wall scupper with collection box and new downspout for roof drainage

• **14-5-5**

696 South Ohio Avenue

Old Oaks Historic District

Suzanne Jardine/Arrow Roofing (Applicant)

David Anthony (Owner)

Approve Application #14-5-5, 696 South Ohio Avenue, Old Oaks Historic District, per submitted detailed work specifications and with all clarifications as noted.

Remove and Install New Asphalt Shingle Roof

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

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<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 "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "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.

• **14-5-6**

1211 Bryden Road

Bryden Road Historic District

David Mark Hutton (Applicant/Owner)

Approve Application #14-5-6, 1211 Bryden Road, Bryden Road Historic District, per submitted detailed work specifications and with all clarifications as noted.

Tuck Pointing

- Check all mortar joints on the brick house for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed 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 Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Roof Repair- Main Roof

- Remove and replace the plumbing vent pipe boots and exhaust cap, and replace any adjacent, damaged shingles, to match existing.

Repair Box Gutters

- Examine all box gutters on the house 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, to match existing as closely as possible, 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.

Front Porch:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on the front porch, as necessary, with new wood of exact same profile and dimension; like-for-like.
- Remove the existing, non-original wood porch railings, and install new wrought iron porch railings. Cut sheet/specifications for the new hand railings to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Install New Front Porch Steps

- Remove the deteriorated front porch steps, and dispose of all debris in accordance with Columbus City Code.
- Install new steps, to match the existing in size, material and location.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Repair/replacement of the front walkway is not approved at this time.

Rear Porch:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on the rear porch, as necessary, with new wood of exact same profile and dimension; like-for-like.
- Remove the existing, deteriorated, original and non-original wood porch railings, and install new, wood porch railings, to match the existing original railings.

Remove and Install New Asphalt Shingle Roof – Rear Porch

- Remove all asphalt shingles on the rear porch 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.
- 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 “gray” or “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”

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 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 color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **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.

• **14-5-7**

683-685 Champion Avenue

Old Oaks Historic District

Mark Moldovan/MCM Home Builders (Applicant)

MRS Rental Properties VIII, LLC (Owner)

Approve Application #14-5-7, 83-685 Champion Avenue, Old Oaks Historic District, per submitted detailed work specifications and with all clarifications as noted.

Install New Doors

- Remove the two non-original, damaged front doors and install new, all wood, Model 704, Jeld Wen four-panel doors, per the submitted product cut sheet/specifications.
- Remove the two non-original, damaged rear doors and install new, smooth finish, steel, Jeld Wen four-panel doors, per the submitted product cut sheet/specifications.
- Paint and stain color chips to be submitted to Historic Preservation Office staff for final review and approval.

• **14-5-8**

1166 Bryden Road

Bryden Road Historic District

Kate & Fred Hutchison (Applicants/Owners)

Approve Application #14-5-8, 1166 Bryden Road, Bryden Road Historic District, for the renewal of the expired Certificate of Appropriateness #11-2-7 for the exact same work as noted and as per same drawings; like-for-like.

Restore/Repair Front Porch

- Repair/restore existing front porch per revised construction drawings and detailed work description in accordance with City Building Code and Historic Resources Commission Guidelines.

• **14-5-9**

965 East Broad Street

18th & East Broad Street Historic District

Russell Roofing, LLC (Applicant)

BZB Enterprises LLC (Owner)

Approve Application #14-5-9, 965 East Broad Street, 18th & East Broad Street Historic District, as submitted and with all clarifications indicated.

Roof Repairs

- Install new flat roof system, per the submitted specifications.
Remove all existing shingles and/or roof built-up tar and gravel from two existing locations noted on the submitted photos and work description.
- Dispose of all debris in accordance with Columbus City Code.
- Replace any deteriorated, broken, or damaged structural materials as necessary and in conformance to all applicable building codes.

- 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 roofing system per the submitted specifications, in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Install R20 insulation with .045 AFR rubber with termination bars per manufacturer's specifications.

- **14-5-10a**

694-696 South Champion Avenue

Old Oaks Historic District

Michael & Sherry Boyd (Applicants/Owners)

Approve Application #14-4-10a, 694-696 South Champion Avenue, Old Oaks Historic District, for the renewal of expired Certificates of Appropriateness #11-11-3a, & b (expired 11/17//12) for the exact same work.

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 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 color to be "white."
- **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.

Repair/Replace Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated 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.

Dormer Cheeks

- Install new asphalt shingles on the dormer cheeks of the two (2) existing dormers. Shingles to match existing shingles on roof.
- The installation of asphalt shingles is approved in this particular application because the use of asphalt shingles on dormer cheeks is historically appropriate.

- **14-5-11**

53 East Northwood Avenue

Northwood Park Historic District

David E. Dieringer (Applicant/Owner)

An Application with current photos and work description has been submitted. Unsafe Building Order SRTS1400443 was issued April 24, 2-14.

Approve Application #14-5-11, 53 East Northwood Avenue, Northwood Park Historic District, per submitted detailed work specifications and with all clarifications as noted.

Repair Roof Completely

- Examine the main and ancillary roofs completely for structural integrity in accordance with all applicable City Building Codes.
- Remove all asphalt shingles on all roofs, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing, rafters, and/or plates with wood of appropriate dimension, as necessary.
- **The eave soffit and fascia dimensions and gutter and downspout systems to match the historic style, type, and dimensions exactly (i.e. like-for-like) upon completion of all necessary repairs.**
- **Paint exterior eave and soffit trim to match the existing (i.e. like-for-like) upon completion of all necessary repairs.**
- 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:

<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 “gray” or “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”

• **14-5-12**

125 East Northwood Avenue

Northwood Park Historic District

Mark Davenport (Applicant/Owner)

Approve Application #14-5-12, 125 East Northwood Avenue, Northwood Park Historic District, per submitted detailed work specifications and with all clarifications as noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the 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. Finish paint colors to match existing; like-for-like.

• **14-5-13**

1340 Bryden Road

Bryden Road Historic District

Muth & Company Roofing (Applicant)

Stephen Guyer (Owner)

Approve Application #14-5-13, 1340 Bryden Road, Bryden Road Historic District, per submitted detailed work specifications and with all clarifications as noted.

- Remove all asphalt shingles 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:
- 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:

Manufacturer:

Style:

Color:

GAF

Slateline (dimensional)

Weathered Slate

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

• **14-5-14**

2045-45 ½ North Fourth Street

Iuka Ravine Historic District

Donis L. Frederick (Applicant/Owner)

Approve Application #14-5-14, 2045-45 ½ North Fourth Street, Iuka Ravine Historic District, per submitted detailed work specifications and with all clarifications as noted.

Re-roof Front Porch

- Remove all asphalt shingles 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 rubber roof in accordance with manufacturer's specifications, industry standards, and all applicable City Building Codes.

IX. OLD BUSINESS

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

• **For Rent Signage Policy**

Move to adopt a For Rent signage policy for all historic districts and properties subject to Historic Resources Commission review and approval as required by City Code Chapters 3116 and 3117. Based on the discussion with concerned property owners and Historic Preservation Office staff research, establish a subcommittee consisting of Commissioners Rowan and Palmer to work with the Historic Preservation Office staff to finalize a signage policy language with the working draft to be as indicated subject to final approval by the commission:

For Rent Signage Requirements in Historic Resources Commission Districts:

- Any/all existing or future property for rent signs proposed for installation in historic districts require review and approval by the Historic Resources Commission.
- For rent signs must be in the style, size, and placement location approved by the H. R. C.
- Property for rent signs must be located in one of two appropriate location options:

Option 1) One sign only, placed in the front yard in a standard metal real estate sign frame with one bolt-in sign

panel eighteen inches high by twenty-four inches wide or less (24” x 18” max.). Signs panels to be two-sided and text to be limited to phone number and contact/company name;

Or

Option 2) One sign only, placed on the inside glass of a front elevation first floor widow with the text to be limited to the words “For Rent” and contact name and phone number. Sign size to be no more than eighteen inches wide by twelve inches high (18” W x 12” H).

- For rent signs are limited to 30-day installation periods in each location option.
- A Certificate of Appropriateness is required prior to installation of any/all for rent signage.
- Existing signage installed prior to the issuance of a Certificate of Appropriateness requires submission of an application to the Historic Preservation Office staff for placement on the H. R. C. meeting agenda for final review and action.
- All signage to comply with the requirements and stipulations of adopted City of Columbus Graphics Code.

X. NEW BUSINESS

16. 14-5-26

59 Spruce Street

North Market Historic District

Bradley Mull/Mull Weithman Architects (Applicant)

City of Columbus (Owner)

An Application with site plan, detailed work description and specifications, and photos has been submitted. The Applicant and City project managers have met with the Historic Preservation Officer. The roof replacement contract is being prepared for bid so that the necessary Counsel action can take place prior to the August recess.

Roof Replacement Complete

- Remove and replace the existing single-ply roof with new built-up cold applied Garland Roof System complete per submitted work specifications.

XI. ADJOURN