

**HISTORIC RESOURCES COMMISSION
MEETING AGENDA
Thursday, March 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, April 10 , 2014
- III. NEXT COMMISSION MEETING— THURSDAY, April 17, 2014
- IV. SWEARING IN OF STAFF
- V. APPROVAL OF Thursday, February 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. 13-7-20—(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:

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

The following is taken from the February 20, 2014 meeting minutes:

In the absence of the Applicant, the following motion was made, vote taken, and results recorded as indicated.

Continue Application #13-7-20, 344 South High Street, South High Commercial Group Historic District, and direct the Historic Preservation Office staff to place on the March 20, 2014 regular meeting agenda as a Holdover for further consideration.

MOTION: Rowan/Clark (6-0-0) APPROVED

NEW APPLICATIONS

2. 14-3-3

111 Riverview Park Drive

Old Beechwood Historic District

Mitch Jacob (Applicant/Owner)

An Application with site plan, current photos, and measured pool dig plan has been submitted.

Install In-ground Swimming Pool

- Install fiberglass swimming pool in rear yard set in fifty feet (50') from the rear (south) property line per submitted site plan.
- New pool to measure fifteen feet by forty feet (15' X 40') and be installed per measured Mirage 530 Dig Plan submitted.
- New pool to have cement paver deck surround.

3. 14-3-4

197 E. Oakland Avenue

Northwood Park Historic District

Lukas Porteus (Applicant/Owner)

An Application with detailed work description, site plan, current photos, and retaining wall stone cut sheet has been submitted.

Install Screened Rear Parking Pad

- Remove existing fence and shed.
- Dispose of any/all debris per Columbus Building Code.
- Retain three foot wide (36" W) service walk and install new concrete service steps per submitted plans.
- Install eighteen inch high (18"H), "Buff" color "Tumbled Stone", retaining wall per submitted site plan and specifications. New retaining wall to be constructed on north and east sides of the new parking area and maintain the existing rear yard height.
- Install two (2), new sixteen inch by six inch by forty-eight inch (16" x 6" x 48") sandstone steps for rear yard access to the new parking pad as indicated on the submitted site plan.
- Install a new concrete parking pad in rear yard with eight foot by eighteen foot (8' x 18') concrete parking pad sloped to ensure proper drainage per Columbus Building Code.

Paint House Complete

- Prepare all exterior, siding and trim 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 siding with Pittsburgh Paint schedule submitted: Siding/Body = "Dark Ash" (#513-6); Trim = "toasted Almond" (#414-3).

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

4. 14-3-5

463 North High Street

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

An Application with elevations, work description, and signage renderings has been submitted. Applicant has consulted with the H.P. Office staff.

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.

North Market Historic District

Yankee Brothers LLC (Owner)

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

CONCEPTUAL REVIEWS

5. 14-3-6

529 East Town Street

Matthew Loving (Applicant)

Conceptual

An Application with site plan, conceptual elevations, and current photos has been submitted. Building Orders have been issued following fire. Applicant/Owner has consulted with the H.P. Officer and a site visit has been conducted.

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.

East Town Street Historic District

N. J. Loving Apartments Ltd.

6. 14-3-7

172 East Lane Avenue

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 first time at the February 20th Regular Meeting. Applicant has consulted with the Historic Preservation Office staff.

Construct New Residence on the Rear of Parcel

Indianola Forest Historic District Buckeye

7. 14-3-8

118 East Frambes 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 first time at the February 20th Regular Meeting. Applicant has consulted with the Historic Preservation Office staff.

Construct New Residence on the Rear of Parcel

Indianola Forest Historic District

8. 14-3-9

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 first time at the February 20th Regular Meeting. 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 7:45 PM

STAFF RECOMMENDATIONS:

9. 14-3-10

139 West Main Street

Columbus Register Individually Listed Property

Columbus Recreation and Parks Department (Applicant/Owner)

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

Restoration of Eagle & Shield Bow Ornament

- Remove and restore existing decorative bow ornament on outer brick wall of the Cultural Arts Center per submitted work specifications and reinstall upon completion of all necessary shop work.

10. 14-3-11

2043 Iuka Avenue

Iuka Ravine Historic District

Emily E. Foster (Applicant/Owner)

An Application with current photos and work description has been submitted. Applicant/Owner has consulted with the H.P. Officer and a site visit has been conducted.

[Note: Following staff examination and consultation with the owner on site, it has been determined that the existing sycamore tree is causing ongoing damage to the historic garage on the property.]

Remove Sycamore Tree

- To prevent further structural deterioration remove the mature sycamore tree on the *(indicate location)*. Tree stump to be removed below grade in accordance with industry standards dispose of all debris in accordance with City Code.
- Applicant/owner to submit species and site location of replacement ornamental tree to the H. P. O. staff for final review and approval if deemed appropriate given the available site area.

11. 14-3-12

120 East Northwood Avenue

Northwood Park Historic District

John Chmielewski (Applicant)

Bill Ferguson (Owner)

An Application with current photo, cutsheet, and work description has been submitted. Applicant/Owner has consulted with the H.P. Officer.

Install Back- Up Power Generator

- Install one (1), Generac, Centurian Series Residential Standby Generator at rear of building per submitted site plan.

12. 14-3-13

175 West Royal Forest

Old Beechwold Historic District

Carol M. Roberts (Applicant/Owner)

An Application with site plan, current photos, and lighting cut sheet has been submitted.

Replace Outdoor Pole/Coach Lamp

- Replace existing, deteriorated metal coach lamp on pole with new post-mounted lamp “Westmorland” Model #300SG/300D on metal pole in the same location and of the same height as the original.

STAFF APPROVALS

- **14-3-1**
733 Oakwood Avenue **Old Oaks Historic District**
Belinda Morgan (Applicant) **Blackstone Dwellings/Attn.: Jeff Kawolchek (Owner)**
Approve Application #14-3-1, 733 Oakwood Avenue, Old Oaks Historic District, as submitted and with all clarifications noted:
Paint House Siding
 - Prepare all exterior, siding 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 siding with Sherwin Williams "Light Beige" or "Light Tan" at Applicant's option in consultation with Owner.
 - Final color chip to be submitted to the Historic Preservation Office staff for inclusion in the property file for the permanent record.

- **14-3-2**
970 Bryden Road **Bryden Road Historic District**
Peter Lohmann (Applicant/Owner)
Approve Application #14-3-2, 970 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications noted:
Install Front Service Steps Handrail
 - Install new metal handrail on front service steps per submitted Fortin cutsheet.

X. OLD BUSINESS

Project Update

14-2-13

77 West Jeffrey Place

Old Beechwold Historic District

Jim & Annette Lutz (Applicant/Owner)

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

Approve Application #14-2-13, 77 West Jeffrey Place, Old Beechwold Historic District, as submitted and with all clarifications indicated.

Enclose Rear Covered Patio

- Establish a sub-committee, consisting of Commissioners Faust and Morgan and Historic Preservation Office staff, for final review of all finish details to include, but not limited to: window replacement specifications, siding details, and to make final determination regarding the appropriateness of the porch enclosure to the residence constructed in 1965.
- Direct the Historic Preservation Office staff to work with the Applicants/Owners to conduct a site visit and provide additional photos of the existing siding and windows.
MOTION: Faust/Morgan (6-0-0) APPROVED

Enclose rear covered patio in accordance with the plans review and approval of the established commission subcommittee as indicated:

- Install rear sun room complete per revised February 3, 2014 plans, elevations, and sections as noted by Historic Preservation Officer Randy F. Black.
- Siding to be aluminum siding matching the style, profile, dimension, and 'white' finish color of the original aluminum siding on the house; like-for-like.
- All outside corners to be wrapped with matching aluminum white corner wrap material in accordance with industry standards and manufacturer's specifications. (NOTE: Corner boards are not an approved corner treatment for this project.)
- All new porch windows to match the existing windows on the house in style, material, and profile; like-for-like.

- Exposed concrete or matching brick foundation watertable to be six to eight inches (6” – 8”) from grade at owner’s option.
- Roof shingle style and color to match main house shingles as closely as possible.
- All work to be in accordance with revised drawings.

Project Update

13-11-18

296-98 Kelton Avenue

Bryden Road Historic District

Kevin Abt (Applicant/Owner)

Applicant/Owner and ensuing commission review and discussion at the December 19, 2013 Historic Resources Commission meeting, the following motion was made, vote taken, and results recorded as indicated:

Approve Application #13-11-18, 296-98 Kelton Avenue, Bryden Road Historic District, with all clarifications noted.

- **Convert two-family unit to single-family unit per work description noted:**
- **Direct the Applicant/Owner of 296-298 Kelton Avenue, Bryden Road Historic District, to schedule a meeting with the Historic Preservation Office staff to assist in preparing all exterior work specifications in accordance with the established standards and guidelines for Staff Approval. [Note: The Applicant/Owner is not required to return for further review provided all exterior work requested is staff approvable in accordance with Chapters 3116 and 3117.]**

MOTION: Clark/Faust (5-0-0)—APPROVED

Exterior Doors

- Replace any/all existing, deteriorated and/or non-contributing, exterior doors with new, four-panel or five-panel, wood or metal doors (*per page #35 of the attached guidelines door sheet*).
- Center ground-level doors on north and south elevations to be framed in and boarded with rim to mimic the original door framing in style and dimension.

Install New Windows

- Examine all windows and original window openings on all elevations and make all necessary repairs to insure proper operation of existing, repairable upper and lower sashes.
- **Where possible, any/all original wood windows are to be repaired in accordance with industry standards for wood windows with new materials of exact same dimension and profile; like-for-like.**
- **Replace any/all window units which are missing or deteriorated beyond reasonable repair with complete new, double-hung, wooden window units of exact same profile and dimension to the fit original opening like-for-like.**
- West Elevation Second Floor 3-Gang Window Units—Install new wood, double-hung, window units ganged in accordance with the original configuration and sized to fit the original opening.
- Any/all existing window openings to remain on the exterior of the building regardless of interior use configurations.
- One (1) window on north elevation (i. e. second window unit from northwest building corner) and one (1) window on south elevation (i. e. second window unit from southwest building corner) to be boarded to appear as a wood window double-hung unit on the outside and be painted to match the exterior paint schedule. **Final exterior window treatment drawings to be submitted to the H. P. O. staff for review and approval prior to installation.**
- Any/all additional window enclosures not indicated here to be submitted for review and approval prior to beginning the work.

Repair Soffit

- Replace any/all deteriorated and damaged wood soffit/fascia/exposed rafter tails with new wood of same dimension and profile as necessary.
Install Gable Siding—(Front/West & Rear/East)
- Prepare the structure in accordance with all City Building Codes and industry standards.

- Install new three-quarter inch by six inch (3/4” x 6”) cedar beveled lap siding with a four to six inch (4”-6”) exposure on the front/west and rear/east elevations per City Building Codes and industry standards.

Front Porch Repair

- Repair front porch complete. Roof, Eaves, and Trim—Like-for-like.
- Remove any/all damaged, deteriorated, and missing T & G, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, T & G, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers’ specifications prior to installation in order to extend its useful life.
- Install new, T & G wooden, porch flooring as needed.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers’ specifications; color to match the existing.
- Install new wooden banisters and hand- and foot- rails with balusters or privacy panels of appropriate historic style, dimension, and profile. **Final exterior rail, baluster, and/or panel drawings to be submitted to the H. P. O. staff for review and approval prior to installation.**
- Install new porch and stair railings complete. **Final exterior service and public stair rail design to be submitted to the H. P. O. staff for review and approval prior to installation.**

Rear Porch Stoops—New

- **Install new rear stoop per submitted drawings stamped and dated 3/6/13.**
- 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"/> Celotex	(standard 3-tab)	<input type="checkbox"/> Heritage Gray <input type="checkbox"/> Slate 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

Tuck Point Chimney(s)

- Remove all defective material. Replace any/all damaged and missing brick with brick stone block 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”)

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.**
- Prepare all 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 and the submitted exterior paint schedule: Body Color = Color 1 – “Light Grey”; Primary Accent = Color 2 – “Dark Brown”; Secondary Accent Color 3 = “Black”

Fencing

- Install new, six foot high (6’ H), board-on-board, wooden privacy fence with two (2) service gates as indicated in side and rear yard per submitted site Plan ‘A’. [NOTE: Should the Applicant/Owner acquire the adjoining southern parcel, the new fence is to be as per Plan ‘B’ submitted with the front yard fence height to be limited to no more than forty-two inches (<42”) in picket or board-on-board style to match the Plan ‘A’ design style.
- All fence to be stained with exterior stain according to manufacturer’s specifications. **Stain color chip to be submitted to the H. P. O. staff for inclusion in the permanent file.**

XI. NEW BUSINESS

- **Old Deaf School Park**
489 East Town Street
Columbus Recreation and Parks Department (Applicant/Owner)
Normal maintenance scheduled. No C. of A. required.

2014 Plaque Cleaning And Repair Notification

- **Sunday Afternoon on La Brande Jatte Plaque**—Cleaning using water and appropriate detergent, maintaining naturally weathered patina, applying lacquer with brush or spray, and applying paste wax after lacquer hardens.
- **Topiary Garden Plaque in Deaf School Park Plaque**—Cleaning and stripping of old lacquer, re-polishing and applying lacquer with brush or spray , and applying paste wax after lacquer hardens.
- **14-3-14**
366 N. Twentieth Street (aka Macon Hotel) **Columbus Register Individual Listing**
Moody Nolan/Attn.: Rex Hagerling (Applicant) **George Barnett, M. D. (Owner)**
Approve Application #14-3-14, 366 N. Twentieth Street (aka Macon Hotel), Columbus Register Individual Listing, as submitted and with all clarifications noted:
Building Stabilization Plan
 - Remove all roofing membrane complete.
 - Examine all roofing decking and structural components and repair/replace as necessary to ensure structural integrity.
 - Replace with new roofing membrane per manufacturer’s specifications and all applicable City Building Codes.
 - Install new, round, galvanized metal down spouts in the appropriate locations and of the appropriate diameter to assure proper drainage.
 - Spot Tuck Point-- Check all mortar joints on all elevations 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 brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. 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”)

- All work is being performed in compliance with Building Code Order #SRTS1400078 (Issued March 13, 2014).
- All final work specifications to be submitted to the Historic Preservation Office staff for inclusion in the property file for the permanent record.

XII. ADJOURN