

# HISTORIC RESOURCES COMMISSION MEETING MINUTES

Thursday, September 18, 2014

50 W. Gay Street, Ground Floor, Room 'B'

**Commissioners Present:** Steward Gibboney, Abbie Faust, Daniel Morgan, Tom Wolf, Charles Rowan, Robert Palmer (arrived 6:20),

**Commissioners Absent:** Beth Clark.

**Historic Preservation Office Staff Present:** Randy Black, Connie Torbeck.

**I.** CALL TO ORDER – 6:17 p.m.

**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  
MOTION: Rowan/Faust (5-0-0) — Meeting Minutes APPROVED

**VI.** APPROVAL OF Thursday, September 11, 2014, SPECIAL MEETING MINUTES  
MOTION: Rowan/Faust (5-0-1) [Morgan]— Meeting Minutes APPROVED

**VII.** STAFF APPROVALS

The Historic Resources Commission hereby accepts all Staff Approved items into the formal record. Votes are as indicated with abstentions (if any) shown in brackets immediately following the specific application.

MOTION: Rowan/Wolf (5-0-0) —ACCEPTED INTO THE PERMANENT RECORD

**VIII.** PUBLIC FORUM

- Green Lawn Abbey— Kate Matheny

PowerPoint presentation given regarding the status of the rehabilitation/restoration of the National Register listed property constructed from 1927-1929 with granite stone exterior and marble interior with Arts & Crafts lighting and furniture throughout. A 501 C3 non-profit was established in 2008 to manage the project.

Comprehensive preservation/renovation plan has been developed by Schooley Caldwell Associates.

Stabilization and mortar work has now been completed. Six (6) stained glass windows have been restored to date and four (4) roofs are currently undergoing repair. Eight foot tall (8' H) bronze doors on the two floors have been restored. The tile roof restoration has been completed. The plan calls for the facility to be restored and remain a mausoleum but also to be an historic resource for events and meetings in perpetuity.

**IX.** 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)**

Remove Sleeping Porch

- Demolish the existing, two-story sleeping porch, per the submitted photographs.

*After the presentation by the project contractor and Applicant/Owner, the commissioners discussed the proposal and made comments, some of which are as noted:*

Commissioner Gibboney—The rear sleeping porch represents contributing historic fabric and therefore is an important design element.

Commissioner Foster—The rear sleeping porch is a contributing element. Requests additional information and research of other historic porches in the district by the Applicant/Owner and return to discuss possible options with the commission.

Commissioner Morgan—Survey other properties in the district with one-story porches that are similar but do not include a sleeping porch component.

Commissioner Wolf—Sanborn Fire Insurance map research is recommended to determine the age of the sleeping porch.

*Following the presentation and subsequent discussion with the commissioners present, a motion was made, vote taken, and results recorded as indicated.*

Continue Application #14-7-9, 718 Kimball Place, Old Oaks Historic District, and direct staff to place on the October 16, 2014 meeting agenda for further review.

MOTION: Palmer/Morgan (6-0-0) 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)**

*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 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 October 16, 2014 Historic Resources Commission agenda for further review.

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

**NEW APPLICATIONS**

**3. 14-9-10**

**862 Bryden Road**

**Nathan Broaddus (Applicant)**

**Bryden Road Historic District**

**Elizabeth Sadoff (Owner)**

*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.*

Approve Application #14-9-10, 862 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications noted.

Install New Porch Railing

- Add new railings and balusters per submitted sketches.

MOTION: Palmer/Wolf (6-0-0)

**4. 14-9-11**

**608 South Ohio Avenue**

**Fred Hutchison (Applicant)**

**Old Oaks Historic District**

**David Fawcett & Wayne LeFaber (Owner)**

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

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

Commissioner Morgan—Discussed use of single garage door versus double garage door. Indicated that a single overhead with a wide center rail and no strap hinges is an appropriate solution.

Commissioner Faust—Abstains from voting due to association with the Applicants.

Commissioner Rowan—Voiced concern with the proposed carriage house in relationship to the size of the existing neighboring garages which tend to be single-car buildings.

Commissioner Palmer—Voiced support for the proposal given the existing carriage house garages elsewhere in the Old Oaks Historic District.

Commissioner Wolf—The mix of single-car garages and larger carriage-house garages is indicative of the time that the Old Oaks Historic District was developed (1910-1930). Voiced support for the carriage-house form at this location. Recommended a less colonial style building and use of four-panel service door(s) in lieu of the six-panel door shown in the elevations submitted.

*Following the discussion, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-9-11, 608 South Ohio Avenue, Old Oaks Historic District, as submitted and with all clarifications as indicated:

Demolition & New Construction

- Remove existing concrete pad in place from previously existing single car garage.
- Construct new two car garage per revised drawings to be submitted to the H. P. O. staff.
- Construct new concrete apron to connect garage to existing paving present at Bedford Alley per all applicable City Building Codes.
- The final construction drawings are to be submitted to the H. P. O. staff for final review and approval prior to the issuance of the Certificate of Appropriateness.

MOTION: Morgan/Wolf (5-0-1) [Foster ] APPROVED

**5. 14-9-12**

**4895 Olentangy Boulevard**

**RE/MAX Metro Plus/Attn.: Katie Shepard (Applicant)**

**Conceptual Review**

*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.*

Withdraw Application #14-9-12, 4895 Olentangy Boulevard, Old Beechwold Historic District, at the request of the Applicant.

MOTION: Morgan/Palmer (6-0-0) WITHDRAWN

**Old Beechwold Historic District  
Kathryn & Joshua Lumbley (Owner)**

**6. 14-9-13a & b**

**2067 Indianola Avenue**

**Barret Jardine (Applicant)**

**Conceptual Review**

Install New Dormer

- Construct new dormer to replace existing, smaller dormer.

**Indianola Forest Historic District  
Wayne Garland (Owner)**

**14-9-13b**

*Following the presentation by the Applicant and Owner and discussion with the Commissioners present, a motion was made, vote taken, and results recorded as indicated:*

Given the completeness of the information provided, approve the conversion of the Application #14-9-13 from Conceptual Review to Final Review.

MOTION: Rowan/Foster (6-0-0) CONVERT TO FINAL REVIEW

#### **14-9-13b**

Approve Application #14-9-13b, 2067 Indianola Avenue, Indianola Forest Historic District, as submitted and with all clarifications noted.

##### Install New Dormer

- Construct new dormer to replace existing, smaller dormer.
- New dormer windows to match the existing four-over-one (4/1) pane configuration on the front elevation of the residence.
- Cutsheets and specification on the new dormer wood windows to be submitted to the the Historic Preservation Office staff prior to the issuance of the Certificate of Appropriateness.
- Final construction drawings to be submitted for final review and approval by the Historic Preservation Office staff prior to the issuance of the Certificate of Appropriateness.
- **Repair and/or replace the deteriorated, damaged, and missing stucco and wooden trim only, with matching stucco and wood trim in style, profile, and dimension. All sound stucco and trim to remain in place as existing.**

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

#### **7. 14-9-14**

**105 East Lane Avenue  
Barret Jardine (Applicant)  
Conceptual Review**

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

##### 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.

*After the presentation by the Applicant and /Owner, the commissioners present discussed the proposal and made comments, some of which are as noted:*

Commissioner Gibboney—Chimney removal is an issue of concern.

Commissioner Morgan—The addition concept is interesting to consider. The second-story addition does not raise significant issues of concern.

Commissioner Faust—The existing chimneys are original elements that need to be retained. All new windows Need to match the existing windows in materials, dimensions, and profiles.

Commissioner Rowan—Impressed with the addition conceptually. All chimneys are to remain. HardiPlank siding is not appropriate as a replacement for original wood siding.

Commissioner Palmer—The chimneys on buildings located in historic districts need to remain and be rebuilt if deteriorated.

Commissioner Wolf—The proposed addition concept appears to be an appropriate direction for this property. Voiced concerns with replacing wood siding with HardiPlank however, it warrants further consideration. The rear portion of the residence is not so significant that it could not be covered over with the new addition if detailed appropriately.

NO ACTION TAKEN

#### **STAFF RECOMMENDATIONS**

8. 14-9-15

851 Bryden Road

Bryden Road Historic District

Dave Fischer (Applicant/Owner)

*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.*

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

- Remove 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:

Manufacturer:  
[ ] CertainTeed

Style:  
Carriage House (dimensional)

Color:  
[ ] 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

[ ] 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."
- 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.

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

## **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:

Manufacturer:

Certain Teed

Style:

(standard 3-tab)

Color:

Nickel Gray

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."

Repair Box Gutters

- 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 in the appropriate locations to assure proper drainage.

- **14-9-2**

**140 East Frambes Avenue**

**Indianola Forest Historic District**

**Dennis J. Kelley/Total Comfort Heating & Cooling (Applicant)**

**Cooper Properties VIII, LLC (Owner)**

Approve Application #14-9-2, 140 East Frambes Avenue, Indianola Forest Historic District, as submitted and with all clarifications noted.

Install New Air Conditioning Condensing Unit

- Install one new Aire-Flo condenser, per the submitted product cut sheet and specifications.
- New condenser to be set on a 32" x 32" x 3" pad in the northeast corner of the rear ell, per the submitted photographs.

Install Exterior Vent

- Install one new, exterior, flush mount furnace vent, on the east elevation, per the submitted photographs and specifications.

- **14-9-3**

**4831 Olentangy Boulevard**

**Old Beechwold Historic District**

**Burkhard & Meta von Rabenau (Applicants/Owners)**

Approve Application #14-9-3, 4831 Olentangy Boulevard, Old Beechwold Historic District, as submitted and with all clarifications noted.

Install New Bathroom Vent

- Install one (1) bathroom vent per submitted work description and photos dated 8/18/14.
- Vent penetration to be made at the existing, wood-frame, louvered parapet as noted on the submitted photo.

- [Note: Should a vent pipe extension be required above the existing parapet wall by the current Building Codes, Applicant to submit all final installation details to the H. P. O. staff for inclusion in the historic property file.]

#### Repair & Paint Standing Seam Roofs

- Prepare all standing seam metal roof surfaces on all elevations for re-painting using the appropriate hand tools.
- Repair/replace all missing, damaged, and deteriorated metal as necessary according to industry standards.
- All replacement metal to be of appropriate gage and dimension as the original; like-for-like.
- Prime all bare metal with the appropriate exterior metal primer according to manufacturer's specifications.
- Finish coat all metal with exterior finish coat according to manufacturer's specifications. Finish color to match existing; like-for-like.

#### Repair, Prime, & Paint Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of all casement units on all elevations.
- Any/all original metal casement windows are to be repaired in accordance with industry standards for windows.
- Repair all windows as needed with new materials of exact same dimension and profile; like-for-like.
- Prime, glaze, and finish coat all windows in accordance with manufacturer's specifications for metal casement 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**

**New Indianola Historic District**

**Weinland Park Properties, LLC. (Applicant/Owner)**

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**

**Northwood Park Historic District**

**Joseph Orr (Applicant)**

**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.]

**X. OLD BUSINESS**

- **Chairs Meeting Ongoing**—3:00 p.m., Monday, September 29, 2014—Garages, Landscaping; Roofing.

**XI. NEW BUSINESS**

- **Historic District Signage Special Meeting**—Next Meeting to be an evening meeting at 50 W. Gay Street, Ground Floor Room ‘B’ with October date to be determined.

**XII. ADJOURN**

MOTION: Palmer/Rowan (6-0-0) ADJOURNED 8:36 p.m.