

**HISTORIC RESOURCES COMMISSION  
MEETING MINUTES**

**Thursday, May 15, 2014  
50 W. Gay Street, Ground Floor, Room 'B'**

**Commissioners Present:** Beth Clark, Tom Wolf, , Abbie Faust, Daniel Morgan.

**Commissioners Absent:** Robert Palmer, Steward Gibboney, Charles Rowan.

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

**I.** CALL TO ORDER – 6:18p.m.

*(Note: Commissioner Beth Clark served as Acting Chair for the May 15<sup>th</sup> meeting.)*

**II.** NEXT BUSINESS MEETING— Thursday, June12, 2014.

**III.** NEXT COMMISSION MEETING— Thursday, June19, 2014.

**IV.** SWEARING IN OF STAFF

**V.** APPROVAL OF Thursday, April 17, 2014 MEETING MINUTES

MOTION: Morgan/Faust (4-0-0)—Meeting Minutes APPROVED

**VI.** 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: Wolf/Morgan (4-0-0) —ACCEPTED INTO THE PERMANENT RECORD

**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)**

**North Market Historic District**

**Yankee Brothers LLC (Owner)**

In the absence of the Applicant or representative, continue Application #14-3-5c for further consideration of the front window graphics proposed and direct the Historic Preservation Officer to place on the June 19, 2014 meeting agenda as a Holdover for further consideration.

MOTION: Wolf/Morgan (4-0-0) CONTINUED

2. **14-4-3**

**668 Wilson Avenue**

**Gene A. Smith (Applicant)**

**Old Oaks Historic District**

**David Gray (Owner)**

*Following the delivery of the Staff Report by the Historic Preservation Officer and the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-4-3, 668 Wilson Avenue, Old Oaks Historic District, with all clarifications noted:

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/brushed vinyl siding (i.e. without faux wood grain). Colors to be: "Natural Clay" = body color; "Sandstone" = trim color.
- One inch by four inch (1" x 4") wood corner boards and one inch by four inch 1" x 4" door trim.
- Roof shingles to be Owens Corning, standard 3-tab, Estate Gray with metal ridge roll to be painted "gray" or "Tinner's Red" at owner's option. Roof to have a 4/12 pitch.
- Soffits/eaves to be twelve inches wide (12" W).
- Overhead garage door to have the appearance of two doors as per submitted cut sheet (Home Depot) dated 5/15/14.
- Service door to be a four-panel or five-panel, smooth, steel or fiberglass door.
- Cut sheet/specifications for exterior lighting as per sample photo to be submitted to Historic Preservation Office staff for final review and approval and inclusion in the H. P. O. property file.

MOTION: Wolf/Faust (4-0-0) APPROVED

3. **14-4-5**

**241 East Oakland Avenue**

**Handyman Matters/Attn.: Scott Simmons (Applicant)**

**Northwood Park Historic District**

**Tony Bavry (Owner)**

*Following the delivery of the Staff Report by the Historic Preservation Officer and the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-4-5, 241 East Oakland Avenue, Northwood Park Historic District, with all clarifications noted:

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.
- All work to be as per submitted drawings stamped and dated 5/15/14.

MOTION: Morgan/Faust (4-0-0) APPROVED

**NEW APPLICATIONS**

**4. 14-5-15a & b**

**280 Reeb Avenue**

**Individually Listed Columbus Register Property**

**MoodyNolan Architects/Rex Hagerling (Applicant)**

**City of Columbus Real Estate Management (c/o Barry N. Bryant, P. E.) (Owner)**

*After the H. P. O. Staff Report and the presentation by the Applicant and subsequent discussion with the commissioners present, Application #14-5-15 was separated into Items 'a' and 'b' for clarity of review, motions made, and votes taken and recorded as indicated.*

**14-5-15a**

Approve Application #14-5-15a, 280 Reeb Avenue, Individually Listed Columbus Register Property, with all clarifications noted:

Install New Signage

- Install new signage per submitted plans dated 5/15/14.
- The 'Loaves and Fishes' soup kitchen signage is not approved at this time.

MOTION: Foster/Morgan (4-0-0) APPROVED

**14-5-15b**

Continue Application #14-5-15b, 280 Reeb Avenue, Individually Listed Columbus Register Property, and direct the Historic Preservation Office staff to place on the June 19, 2014 meeting agenda as a Holdover for further consideration.

MOTION: Morgan/Faust (4-0-0) CONTINUED

**5. 14-5-16**

**441-445 East Town Street**

**East Town Street Historic District**

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

*Following the delivery of the Staff Report by the Historic Preservation Officer and the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-5-16, 441-45 East Town Street, East Town Street Historic District, as submitted as a 'Test Case' with all clarifications noted:

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.
- The Historic Preservation Officer is directed to schedule a site visit with the H. R. C. to examine the new windows upon installation for consideration as a permanent appropriate option for casement window replacement in historic districts subject to architectural commission review and approval.

MOTION: Morgan/Faust (4-0-0) APPROVED

**6. 14-5-17**

**66 East Northwood Avenue**

**Northwood Park Historic District**

**Venice Properties/Nick Lamatrice (Applicant/Owner)**

*Following analysis and review at the May 8<sup>th</sup> Business Meeting, the application was presented by the Historic Preservation Officer in consultation with the Applicant/Owner, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-5-17, 66 East Northwood Avenue, Northwood Park Historic District, as submitted and with all clarifications noted.

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.

MOTION: Wolf/Morgan (4-0-0) APPROVED

**7. 13-10-9b**

**400 East Town Street/aka The Deaf School** **Columbus Register Individually Listed Property**  
**Schooley Caldwell Associates/Kalpa Baghasing , LEED (A)** **Cristo Rey Columbus High School (Owner)**

*Following analysis and review at the May 8<sup>th</sup> Business Meeting, the application was presented by the Historic Preservation Officer in consultation with the Applicant, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #13-10-9b, 400 East Town Street, Individually Listed Columbus Register Property, as submitted and with all clarifications noted.

Install New Signage

- Install new masonry monument sign as per submitted site plan and drawings stamped and dated May 15, 2014.
- Two brick colors to be: “Empire Ivory Smooth” and “Shadow Gray Smooth” per submitted samples.
- Cap to be eight inch (8”) Ohio Limestone.
- Ground mounted light fixture(s) to be Illumitex Precision Light ‘Versa VL’(as per ‘Option 2’) to be as per submitted cutsheet.

MOTION: Faust/Morgan (4-0-0) APPROVED

**8. 14-5-18**

**172 East Lane Avenue** **Indianola Forest Historic District**  
**Buckeye Real Estate (Applicant/Owner)**

*Following the delivery of the Staff Report by the Historic Preservation Officer and the presentation by the project architect and the Applicant/Owner, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-5-18, 172 East Lane Avenue, Indianola Forest Historic District, as submitted and with all clarifications noted.

Construct New Residence on the Rear of Parcel

- Measured construction drawing to be submitted to the Historic Preservation Office staff for final review and approval prior to the issuance of the Certificate of Appropriateness.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner’s Red.”
- Landscape plan to be submitted to the Historic Preservation Office staff for final review and approval prior to the issuance of the Certificate of Appropriateness.
- Final porch plans to be submitted to the Historic Preservation Office staff for final review and approval prior to the issuance of the Certificate of Appropriateness.

MOTION: Morgan/Faust (4-0-0) APPROVED

**9. 14-5-19**

**118 East Frambes Avenue** **Indianola Forest Historic District**  
**Buckeye Real Estate (Applicant/Owner)**

*Following the delivery of the Staff Report by the Historic Preservation Officer and the presentation by the project architect and the Applicant/Owner, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-5-19, 118 East Frambes Avenue, Indianola Forest Historic District, as submitted and with all clarifications noted.

Construct New Residence on the Rear of Parcel

- Measured construction drawing to be submitted to the Historic Preservation Office staff for final review and approval prior to the issuance of the Certificate of Appropriateness.

MOTION: Morgan/Faust (4-0-0) APPROVED

**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, the commissioners discussed the proposal and made comments, some of which are as noted:*

Commissioner Wolf—Removal of the historic sleeping porch on the rear (i.e. north) elevation is not appropriate. Another design resolution needs to be found. Consider a new design alternative to the treatment of the sleeping porch which is contrary to the City standards for preservation.

NO ACTION TAKEN

**11. 14-5-24**

**31 East Lane Avenue**

**Indianola Forest Historic District**

**Buckeye Real Estate (Applicant/Owner)**

**Conceptual**

Add Second Story to Existing Addition

- Roof to match existing house.

*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 Morgan—Recommends retaining the proportions of the existing dormer. Noted that the house has nice details. Give attention to the design of the roofline connection. Recommends slipping the new addition under the existing eaveline.

Commissioner Clark—The idea of an addition can work.

NO ACTION TAKEN

**STAFF RECOMMENATIONS**

**12. 14-5-21**

**445 North High Street**

**North Market Historic District**

**Atlas Capital Services, Inc./Attn.: George Hoskins (A)**

**Pizzuti Properties Carlile Limited (O)**

*Following analysis and review at the May 8<sup>th</sup> Business Meeting, the application was presented by the Historic Preservation Officer in consultation with the Applicant, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-5-21, 445 North High Street, North Market Historic District, as submitted and with all clarifications noted.

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.

MOTION: Morgan/Faust (4-0-0) APPROVED

**13. 14-5-22**

**685 Wilson Avenue**

**Old Oaks Historic District**

**Tom Lang (Applicant/Owner)**

*Following analysis and review at the May 8<sup>th</sup> Business Meeting, the application was presented by the Historic Preservation Officer in consultation with the Applicant, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-5-22, 685 Wilson Avenue, Old Oaks Historic District, as submitted and with all clarifications noted.

#### 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.

MOTION: Morgan/Wolf (4-0-0) APPROVED

**14. 14-5-23**

**705 Oakwood Avenue**

**Old Oaks Historic District**

**Tom Lang (Applicant/Owner)**

*Following analysis and review at the May 8<sup>th</sup> Business Meeting, the application was presented by the Historic Preservation Officer in consultation with the Applicant, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-5-23, 705 Oakwood Avenue, Old Oaks Historic District, as submitted and with all clarifications noted.

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.

MOTION: Faust/Morgan (4-0-0) APPROVED

**15. 14-5-25**

**1754-56 Bryden Road**

**Bryden Road Historic District**

**Stephen Goldstein (Applicant/Owner)**

*Following analysis and review at the May 8<sup>th</sup> Business Meeting, the application was presented by the Historic Preservation Officer in consultation with the Applicant, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-5-25, 1754-56 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications noted.

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.

MOTION: Faust/Morgan (4-0-0) APPROVED

**STAFF APPROVALS**

- **14-5-1**

**538 East Town Street**

**Centennial Preservation Group, LLC (Applicant)**

**East Town Street Historic District**

**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**

**Centennial Preservation Group, LLC (Applicant)**

**East Town Street Historic District**

**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 pain 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:

Manufacturer:  
[ ] Certain Teed

Style:  
(standard 3-tab)

Color:  
[ ] 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.

**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**

**18<sup>th</sup> & East Broad Street Historic District**

**Russell Roofing, LLC (Applicant)**

**BZB Enterprises LLC (Owner)**

Approve Application #14-5-9, 965 East Broad Street, 18<sup>th</sup> & 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:

Manufacturer:

Style:

Color:

CertainTeed

Carriage House (dimensional)

Stonegate Gray

GAF

Slateline (dimensional)

English Gray Slate

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**

Project update given by H. P. O. staff and will be placed on November Regular Meeting Agenda for status update.

NO FURTHER ACTION TAKEN AT THIS TIME

• **For Rent Signage Policy**

*Based on the discussions with concerned property owners, Historic Preservation Office staff research, the established commission subcommittee review and analysis of the a signage policy language developed and reviewed and vetted in the working draft, a motion was made, vote taken, and results recorded as indicated.*

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 and as specified:

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.

MOTION: Clark/Faust (4-0-0) APPROVED

**X. NEW BUSINESS**

**16. 14-5-26**

**59 Spruce Street**

**Bradley Mull/Mull Weithman Architects (Applicant)**

**North Market Historic District**

**City of Columbus (Owner)**

*The application was presented by the Historic Preservation Officer and the Applicant and following analysis and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #14-5-26, 59 Spruce Street, North Market Historic District, as submitted and with all clarifications noted.

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.
- Replace metal coping with like-for-like coping to match the existing 'red' coping.
- Replace all gutter with new gutter; like-for-like.

MOTION: Wolf/Morgan (4-0-0) APPROVED

**X. ADJOURN**

MOTION: Morgan/Wolf (4-0-0)—Adjourned (8:20 p.m.)