

DRAFT

HISTORIC RESOURCES COMMISSION MEETING MINUTES

Thursday, January 15, 2014

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

Commissioners Present: Steward Gibboney, Beth Clark, Tom Wolf, Abbie Faust, Daniel Morgan,
Charles Rowan (arrived 6:15), Robert Palmer (arrived 6:15)

Historic Preservation Office Staff Present: Randy Black

I. CALL TO ORDER – 5:57 p.m.

II. NEXT BUSINESS MEETING—THURSDAY, February 12, 2015.

III. NEXT COMMISSION MEETING—THURSDAY, February 19, 2015.

IV. SWEARING IN OF STAFF

V. APPROVAL OF Thursday, December 18, 2014, MEETING MINUTES
MOTION: Clark/ Faust (5-0-0) 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: Clark/Morgan (5-0-0) — ACCEPTED INTO THE PERMANENT RECORD

VII. PUBLIC FORUM

STAFF RECOMMENDATIONS

1. 15-1-4

693 South Champion Avenue

Old Oaks Historic District

Tom Lang (Applicant/Owner)

Converted to Staff Approval following presentation by the Historic Preservation Officer and commission review at the January 8th Business Meeting (see below).

HOLDOVERS

2. 14-11-20

30 West Spruce Street

North Market Historic District

Bass Studio Architects/Timothy A. Bass (A)

Annunciation Greek Orthodox Cathedral (O)

Following the H. P. O. Staff Report and subsequent discussion, a motion was made, vote taken, and results recorded as indicated.

At the request of the Applicant, table Application #14-11-20, 30 West Spruce Street, North Market Historic District, and direct the Historic Preservation Office staff to place on a future meeting agenda as a Holdover for further consideration in consultation with the Applicant.

Motion: Clark/Faust (5-0-0) TABLED

NEW APPLICATIONS

3. 14-12-10

Olentangy Boulevard/Lot 30

Old Beechwood Historic District

Joseph & Laura Williams (Applicants/Owners)

Following the H. P. O. Staff Report and presentation by the Applicant/Owner and the project architect and subsequent discussion, a motion was made, vote taken, and results recorded as indicated:

Approve Application 14-12-19, 4925 Olentangy Boulevard, Old Beechwood Historic District, as submitted and with all clarifications noted.

Construct New Residence

- All house elevations & site plan per submitted plans dated January 7, 2015.
- Final approval of all dormer details is assigned to the Historic Preservation Office staff upon receipt and review of the construction drawings for permitting.

[NOTE: Landscape plans are not included at this time and are to be submitted at a future meeting for final review and approval.]

MOTION: Morgan/Wolf (5-0-0) APPROVED

4. 15-1-2

105-07 East Lane Avenue

Indianola Forest Historic District

Barret Jardine (Applicant)

Wayne Garland, agent for Jerry Hoffman (Owner)

Following the H. P. O. Staff Report and presentation by the Applicant/Project Architect and subsequent discussion, a motion was made, vote taken, and results recorded as indicated:

Approve Application 15-1-2, 105, Old Beechwood Historic District, as submitted and with all clarifications noted.

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.
- The chimney is to be rebuilt with the same profile and dimensions as original. Applicant to provide an existing chimney brick and proposed new sample brick or brick veneer sample to the Historic Preservation Office staff for final review and approval of the new chimney brick type and color as well as the mortar joint profile and color prior to installation.
- The air conditioning unit/equipment currently on the rear roof in front of the existing dormer is to be removed completely or not visible upon completion of the renovation work.
- Landscape screening of the rear parking pad is required to be submitted to the Historic Preservation Office staff for final review and approval prior to installation.

MOTION: Rowan/Clark(7-0-0) APPROVED

REHEARING

5. 15-1-3

260 N. Fourth Street/Engine House #16

Columbus Register Individual Listing

Central Ohio Fire Museum & Learning Center

City of Columbus

Following the H. P. O. Staff Report and presentation by the Applicant/William Hall, Fire Museum President, and subsequent discussion, a motion was made, vote taken, and results recorded as indicated:

Substantial Economic Hardship

- Denial of a Certificate of Appropriateness will result in a substantial economic burden on the applicant because the applicant cannot reasonably maintain the property in its current form.
 - No reasonable alternative exists consistent with the architectural standards and guidelines for the property.
- #### Unusual and Compelling Circumstance
- No reasonable means of saving the property from deterioration, demolition or collapse other than the applicant's proposal exists.
 - Non-Profit Organization—It is infeasible to financially or physically achieve its charitable purposes while conforming to the pertinent architectural standards and guidelines for the property.

MOTION: Clark/Palmer (7-0-0) DENIED

STAFF APPROVALS

- **15-1-1**

1718 Bryden Road

Bryden Road Historic District

Tony Tan (Applicant/Owner)

Approve application 15-1-1, 1718 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications as noted.

Temporary Window Board-Up

- Temporarily install plywood over the existing slider window unit in the front elevation dormer. Plywood to be exterior grade, 3/4", smooth on one side, and primed on all sides prior to installation. Plywood to be cut to fit the existing window jamb; outside-to-outside. Jamb and sash to remain in place. Size of existing masonry opening to remain the same. Plywood to be painted white, or to match existing trim color.

Replace Dormer Window (Front Elevation)

- Remove inappropriate slider window unit from the front elevation dormer.
- Install two (2), new, wood double-hung windows in the exact same opening with a wood center rail of appropriate dimension and in accordance with the preservation guidelines and standards.
- Window specifications/cut sheets to be submitted to the Historic Preservation Office Staff for review and approval prior to installation.
- Installation of new windows and all associated work to be completed on or before April 30, 2015.

- **15-1-4**

693 South Champion Avenue

Old Oaks Historic District

Tom Lang (Applicant/Owner)

Approve Application #15-1-4, 693 South Champion Avenue, Old Oaks Historic District, as submitted and with all clarifications noted.

Rehabilitate Block Garage

- 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 manufacture's specifications. All finish colors to remain the same as currently existing.
- Repair any/all damaged, deteriorated, and/or missing concrete block per industry standards and all applicable City Building Codes. Any/all replacement block to match the existing in dimension and profile; like-for-like.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the garage 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

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| | | [] 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.

Install New Garage Door

- Amarr ‘Flush Panel’ Garage Door per submitted cut sheet.

VIII. OLD BUSINESS

- **14-12-17**
1126-1128 Bryden Road Project Status Update
Alan Feters (Applicant/Owner)
Chimney Removal Remedies

Following the H. P. O. Staff Report and update given by the Applicant/Owner, a motion was made, vote taken, and results recorded as indicated.

Direct the Historic Preservation Office staff to place on the April 21, 2015 H. R. C. meeting agenda under Old Business for further consideration. Note that the Applicant/Owner is required to attend. Applicant/Owner is requested to provide estimates for rebuilding the chimneys and a copy of the realtor contract listing the property for sale and conditions.

MOTION: Clark/ Rowan (7-0-0) CONTINUED

- **DESIGN STANDARDS for RENTAL SIGNAGE in HISTORIC DISTRICTS**
General discussion with the commissioners and preservation staff present. One speaker slip was submitted and following the presentation of the staff report, Chairman Gibboney invited the speaker to address the commission.

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Ernest L. Wehausen 128 E. Oakland Avenue Northwood Park Resident & Home Owner	Long term resident of the district. Voiced concern with visual impact of rental signage on the district. Opposes all yard signage and large permanent signage on residences. If allowed, signage should be small and placed inside front, first floor windows or on front porches. Recommended all existing signage be removed

NO FORMAL ACTION TAKEN.

IX. NEW BUSINESS

- **Rickenbacker Woods Campus Update
1320, 1324, & 1334 East Livingston Avenue**

Presented by the Historic Preservation Officer

The City of Columbus Land Redevelopment Office manages all vacant properties owned by the City. Plans for the Rickenbacker-Woods Campus have now been prepared with a schematic site plan for the redevelopment of the City-owned properties located at 1320, 1324, and 1334 East Livingston Avenue. The 1334 East Livingston Avenue parcel is the site of the Rickenbacker Boyhood Home which is listed on the Columbus Register (5/14/84) and the National Register of Historic Places (5/11/76) and is recognized as a National Landmark. The Rickenbacker-Woods Campus will provide handicap accessible offices, a community learning center, and off-street parking

Project Partners

- Buckeye Community Hope Foundation
- Kent Place Homes
- Rickenbacker-Woods, Inc.

The Historic Preservation Officer is directed to place on the February 19, 2015 meeting agenda under Public Forum and request that a project representative be present to give more details.

X. ADJOURN

MOTION: Rowan/Palmer (6-0-0) ADJOURNED 7:50 p.m.