

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
January 23, 2019**

ITEM 1. Roll Call

Vice-Chairman Coleman called the Historic Preservation Commission meeting to order at 6:30 p.m.

Members Present: Cara Hering, Sherry Riviera, Stephanie Van Gundy, and Vice-Chairman Joe Coleman

Members Absent: Councilman Kyle Rohrer, Erinn Nicley, and Chairman Mark Hatten

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Ms. Riviera motioned to excuse Councilman Rohrer, Mr. Nicley, and Chairman Hatten, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on November 28, 2018 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on November 28, 2018, as recorded and transcribed, seconded by Ms. Hering. Motion approved by a 4-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2018-3182: A request by Manos Properties LLC – Sandusky Street Lofts for a Certificate of Appropriateness for exterior improvements to 30 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay.

Ms. Guenther discussed the location of the property and current zoning. She provided pictures throughout the building's history, which was built in 1869 and housed for 65 years the Masonic Lodge. The current applicant purchased the building in 2018 and is planning to fix the upper two vacant levels for luxury loft apartments. To accommodate emergency and fire egress code requirements for the proposed living unit the third floor north side elevation has two boarded-up one-over-one double hung windows which will be replaced with black aluminum-clad windows in the same style. On the south side elevation, three boarded-up one-over-one windows on the third floor and one bricked in window

on the second floor will be replaced with black aluminum-clad wood windows in the same style. On the third floor east rear elevation, the lower 6 light window sash of the south-center window will be reinstated in the same style of the adjacent windows after removal the fire escape stairs and door. The second floor east rear elevation the request is to replace two of the three northern deteriorated four-over-four windows with one-over-one black aluminum-clad windows and the center window to be covered with black louvered wood shutters. The two southern deteriorated metal vents installed in the window openings will be replaced with one-over-one aluminum-clad windows. On the second floor east rear elevation there will be an entry door to open to a rooftop patio and provide egress for the tenants onto the patio and down to the rear parking area. Signage for the front and rear will be designed at a later time and will be sent for administrative approval.

APPLICANT:

Jim Manos
5973 Macewen Court
Dublin, Ohio

Mr. Manos informed the Commission the plan to have 8 luxury loft units with 4 lofts on each level. He discussed the planned material for the rear entry door to be wood clad. A discussion was held on the removal of the fire escape and that it will not be needed to meet fire code. Mr. Manos discussed that the building is currently gutted and the roof has been replaced. He discussed the relocation of the air conditioned units. He was agreeable to have the second floor windows be four over four instead of the proposed one-over-one aluminum clad windows. The Commission recommended that Mr. Manos provide an architectural drawing of the rooftop patio for administrative approval.

Motion: Ms. Riviera motioned to approve 2018-3182 a certificate of appropriateness with the following conditions 1, 2, 3 from the staff report, and adding four-over-four windows on the second floor east elevation and a more concise patio plan for administrative approval, seconded by Ms. Hering. Motion approved by a 4-0 vote.

B. DISCUSSIONS/PRESENTATIONS

(1) Fiberglass-Clad Windows –

Presentation by Justin Hegenderfer for Marvin Windows

PRESENTORS:

Justin Hegenderfer
Hegg Windows and Doors
659 East Lakeview Plaza
Worthington, Oh 43085

Dave Korzan
Hegg Windows and Doors
659 East Lakeview Plaza
Worthington, Oh 43085

Mr. Korzan discussed how aluminum clad windows are universally accepted in historic districts as it matches wood windows in style. Different brands of aluminum clad windows are designed similarly. Vinyl windows became more popular in the 1990's and have a very different appearance from wood or aluminum clad windows and did not maintain the historic look. He discussed this as a reason for aluminum clad windows being an acceptable option in a historic district. He discussed the introduction of fiberglass windows. He discussed different manufacturers of fiberglass windows. He discussed that fiberglass has better longevity and strength compared to the aluminum clad windows and maintains the historic integrity of the design of the building. He discussed a potential savings by using fiberglass over aluminum clad windows. Mr. Hegenderfer discussed the increased cost of aluminum clad products as it is not used as much as fiberglass windows. He discussed an approximate 15% difference in pricing.

A discussion was held on the acceptance of fiberglass windows by the Ohio Historic Preservation Office and how it affects tax grants. A discussion was held on standards of window brands for the City of Columbus. The Commission requested that staff provide information on list of windows allowed in the City of Columbus.

(2) Sidewalk Vestibules Design Standards

This discussion will occur at a later meeting.

ITEM 4. STAFF COMMENTS

Ms. Guenther informed the Commission that there was 46 cases in 2018 with, 34 of the cases for administrative approval.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: February 27, 2019

ITEM 7. ADJOURNMENT

Motion: Ms. Riviera moved to adjourn the meeting, seconded by Ms. Van Gundy. The Historic Preservation Commission meeting adjourned at 7:36 p.m.


Chairperson


Elaine McCloskey, Clerk