

**German Village Guideline Amendments  
Adopted by Columbus City Council July 25, 2005**

2221-2004

A motion was made by Ms. O'Shaughnessy, seconded by Ms. Tavares, that this matter be approved. The motion carried by the following vote: Affirmative: 7-Mr. Boyce, Ms. Hudson, Ms. O'Shaughnessy, Ms. Tavares, Ms. Thomas, President Pro-Tem Mentel and President Habash

**ARTIFICIAL SIDING**

**CURB CUTS**

**SLATE ROOFS**

**WINDOW REPLACEMENT**

**DOOR REPLACEMENT**

## **ARTIFICIAL SIDING**

Vinyl, aluminum, and other synthetic siding is strongly discouraged due to the issues cited in the siding section of these guidelines. If such siding is proposed, the following criteria and specifications may be considered in determining whether the proposed exterior siding is appropriate.

### **EXTERIOR SIDING CRITERIA**

- Artificial siding materials will be considered for new construction. Replacement of original or existing artificial siding will be considered by the commission on a case-by-case basis.
- The proposed siding material should be consistent on all elevations unless there is a historical precedent for changes of materials on the structure.
- Historic maps, photographs or other documentation regarding the subject property may be used to provide guidance in the selection and use of materials on new additions and new structures.
- The proposed exterior cladding for a new structure should be consistent with the existing structures within the immediate neighborhood (a one thousand foot [1,000'] radius) of the project being proposed.
- Multiple units being developed on a street, or immediate neighborhood as a whole, should reflect the combination of brick or frame structures that exist on that same street or within the immediate neighborhood (a one thousand foot [1,000'] radius) of the project being proposed.
- Proposed exterior cladding for new construction of single and/or multiple units should reflect the variety of material type, color, profile, and dimension of the existing historically clad structures in the immediate neighborhood (a one thousand foot [1,000'] radius) of the project being proposed.
- The exterior siding of frame additions to existing frame structures need not be identical to the siding of the existing main structure, but should be of visually compatible materials with appropriate proportions, exposures, and profiles. The materials and massing should include a visible break in order to distinguish architectural changes made to a building over time.

### **SPECIFICATIONS FOR ARTIFICIAL SIDING**

- The finish should be smooth or brushed, never wood grain.
- The artificial siding proposed should have, at minimum, a fifty-year (not less than 50 year) warranty.
- Trim boards, corner boards, window and door trim, soffits, fascias, and other ornamentation should be wood. All trim details are to be supplied for review.
- Vary the siding and trim color consistent with the historic color palette in the immediate neighborhood (a one thousand foot [1,000'] radius) of the project being proposed. The siding manufacturer shall provide a minimum of fifteen (15) available siding colors.
- Visible seams should not occur at any exposed street elevation.
- All J-trim should be concealed. All trim details are to be supplied for review, including but not limited to: porch columns, electric outlets and fixtures, gas meter penetrations, and any other areas where J-trim is to be installed.
- Vinyl siding should be a minimum of 0.044" thick.

- The siding should be attached using an anchoring system, rather than a hung system.
- For vinyl siding, the color should be solid (i.e. completely) through the material.
- For vinyl siding, the nail hem should be a minimum of 0.88” thick.
- For vinyl siding, the manufacturer’s specifications should stipulate a minimum wind resistance of 50-psf negative pressure.

### **CURB CUTS**

Construction of new curb cuts for driveways or private parking areas is generally not appropriate due to the disruption of the historic streetscape and street rhythm of the historic district. If a curb cut is proposed, the following criteria may be considered in determining whether the proposed curb cut is appropriate.

- The new curb cut and drive follow historical neighborhood patterns.
- The historic site or neighborhood fabric is not affected.
- The new curb cut is from an alley.
- All of the existing on-street parking is retained as a result of the new curb cut.
- Pedestrian flow is not impeded by the new curb cut.
- New sloped aprons should not overlap with sidewalks.

### **SLATE ROOFS**

Roofing materials are important contributing visual elements to the integrity of the built environment.

#### **SLATE ROOF REPAIR**

- For all districts, groups and individual listings on the Columbus Register of Historic Properties, and Architectural Review Commission Districts established by Columbus City Code, any/all proposed repairs or alterations to existing slate roofs require commission review and approval.
- Any/all missing, damaged, and deteriorated slate on all main and ancillary roofs should be repaired with new or used slate of same color and profile as existing, in accordance with the Architectural Review Commission Guidelines and all applicable City Codes and industry standards.

#### **SLATE ROOF REPLACEMENT**

Approval and the issuance of a Certificate of Appropriateness are required prior to the removal of a slate roof. For all districts, groups, and individual listings on the Columbus Register of Historic Properties, and Architectural Review Commission Districts established by Columbus City Code, the following factors should be considered in determining whether slate removal is appropriate:

- Applicants are to work with City Historic Preservation Office staff to determine the level of documentation necessary for consideration of a slate roof removal.
- The applicant should submit a minimum of one written slate roof assessment by a slate roofing contractor, licensed in the City of Columbus, regarding the existing condition of the slate roof, and documenting, to the commission’s satisfaction, that the slate is beyond its serviceable life.

- In addition to a written description of the existing condition of the slate, all slate roof assessments should provide the type and style of slate.
- When slate removal has been determined to be appropriate/necessary, the maintenance and repair of the slate on the primary elevation(s) will be considered in conjunction with replacing the deteriorated slate on secondary elevations.

## **WINDOW REPLACEMENT**

The following criteria should be considered in determining whether window replacement is appropriate. In all cases the Historic Preservation Office staff should review the existing window condition:

- The window frame or sash is missing.
- The window is not original or contributing.
- The window does not have stained or leaded glass.
- More than half of the sash is rotted (wood) or rusting (metal) and the existing condition has been documented by the applicant and reviewed by staff.
- Mold is continuously growing on the interior of the window sash or frame and the existing condition has been documented by the applicant and reviewed by the Historic Preservation Office staff.
- Condensation is continuously appearing on the interior of the window and the existing condition has been documented by the applicant and reviewed by staff.
- The window does not meet egress requirements and cannot be modified to meet egress requirements.
- Appropriate ongoing efforts have been made to weatherize, maintain or repair the window without success.
- The installation of a storm window over a contributing primary window will not address the issue.
- The installation of a storm window will not allow the operation of a contributing primary window.

The following factors should be considered in selecting a replacement window if the Commission determines that the existing contributing window cannot be weatherized, maintained or repaired.

- Window openings should not be filled in or altered to accommodate larger or smaller replacement windows. All windows need to be fitted for each individual opening.
- The applicant should submit details and profiles of the existing and new windows for comparison by the Commission.
- Only the sash should be replaced if the original frame is in good condition.
- All parts of a replacement window (including the sash, frame, stile, rails, sills, moldings and muntins) should match the existing contributing window in material, size, profile, operation and proportion.
- Basement windows should be maintained to allow light and ventilation into that space.
- Glass block should not be installed in window openings. Glass block may be considered if original to the opening or historically appropriate for the structure.

- An insulated window may be considered if the size, profile, operation and proportion of the window frame, sash and muntins match the contributing window.
- Insulated windows with divided lites should have true divided lites with muntins that match the size and profile of the original muntins. Simulated divided lites may be considered, if the muntins are bonded to the exterior and interior of the window, match the size and profile of the original muntins and have a minimally visible spacer bar between the two glass panes.
- Glass color, texture and tinting should match the existing if determined to be original and/or historically appropriate.
- Stained or leaded glass should not be installed unless original to the opening or historically documented for the opening.

The following factors should be considered in maintaining or installing storm windows:

- Maintain and preserve historic storm windows whenever possible.
- Where historically appropriate, consider removable or fixed exterior wood storm windows.
- Painted metal storm windows can be an appropriate alternative to wooden storm windows.
- The storm window meeting bar should be in the same location as the meeting rails of the primary window sashes.
- Install exterior, low profile storm windows that fit the original window openings and do not obscure the glass or sash. The frame of the storm window should be mounted inside the existing window frame. Choose as narrow a sash frame as possible if an exterior metal storm window is selected.
- Exterior wood and metal storm windows should be a color compatible with the color scheme of the building, usually, the same color as the sash.
- Single sheets of glass or Plexiglas should not be installed as storm windows over double hung windows. Single sheets may be used on transoms and single-pane or single-lite windows.
- Mirrored or tinted glass should not be installed in storm windows.

## **DOOR REPLACEMENT**

The following criteria should be considered in determining whether door replacement is appropriate:

- The door or door frame is missing.
- The door is not original or contributing.
- The door does not have stained or leaded glass.
- More than half of the door is rotten or damaged and the existing condition has been documented by the applicant and reviewed by staff.
- The door does not meet egress requirements and cannot be modified to meet egress requirements.
- Appropriate ongoing efforts have been made to weatherize, maintain or repair the door without success.
- The installation of a storm door over a contributing primary door will not address the issue.

The following factors should be considered in selecting a replacement door if the Commission determines that the existing contributing door cannot be weatherized, maintained or repaired.

- Door openings should not be filled in or altered to accommodate larger or smaller replacement doors. All doors need to be fitted for each individual opening.
- The applicant should submit details and profiles of the existing and new doors for comparison by the Commission.
- Only the door should be replaced if the original frame is in good condition.
- Existing transoms and/or sidelights should be maintained if they are in good condition.
- A replacement door transom and/or sidelight should match the existing in style, material, size, profile, operation and proportion.
- Glass color, texture and tinting should match glass in existing, contributing doors.
- Stained or leaded glass should not be installed except where verified by historical documentation or to replace existing, contributing stained glass that has deteriorated beyond repair and documented by the Historic Preservation Office staff.
- Maintain existing historic hardware.
- If installing a new door, reuse historic hardware, if possible, or select appropriate hardware to match the door style.
- Glass block should not be installed in door openings.
- Do not install mill-finish or unfinished metal screen and storm doors without painting them unless original to the opening or historically appropriate for the structure.
- Screen doors and storm doors should be of a color compatible with the color scheme of the building, matching the trim color or the color of the door.
- Doors with decorative features that are not compatible with the building, such as scalloped edges around window openings, crossbuck panels, etc., should not be installed.
- Heavy, ornate metal security grille doors that were not used originally should not be installed. Consider lockable storm doors with laminated glass or transparent security films for supplemental security.