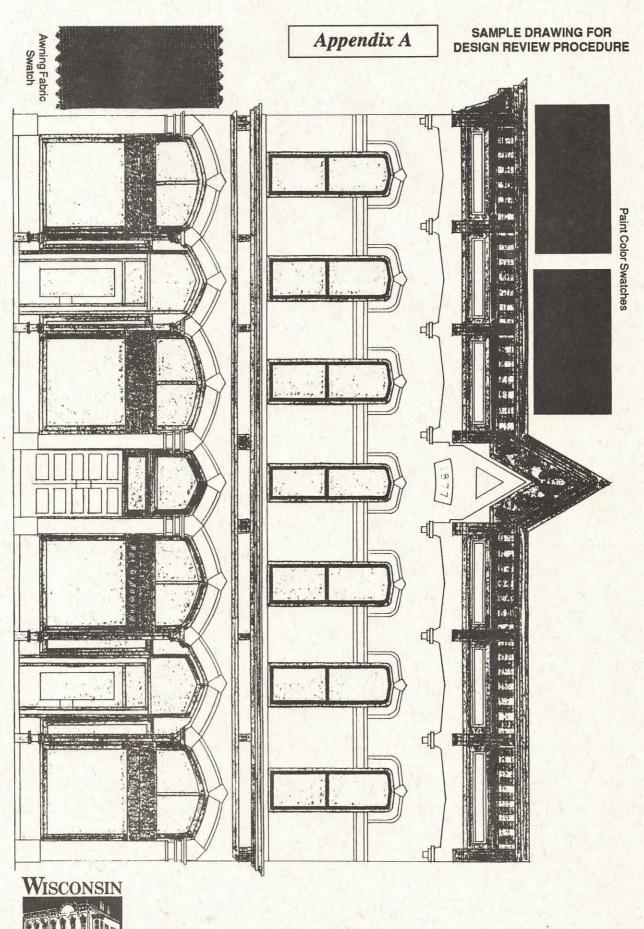


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114-118 N. LUDINGTON - COLUMBUS

MAINSTREET

# Columbus Historic Commercial District ESIGN

Guidelines and Procedures

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#### Columbus Historic Commercial District

### Design Review Procedure

The Columbus Historic Commercial District was created in 1991. The intent of the District is to preserve and enhance the historic downtown buildings and in doing so, attract more people to visit, shop and invest in Columbus.

To acquire a building permit for any construction, demolition or exterior alteration of a district building, you must first present your plans to the Preservation Commission. When the Commission approves the plans, a Certificate of Appropriateness will be signed which must be given to the building inspector before the permit is issued.

The following is a sample list of the types of changes that require review:

- · new construction, additions
- · demolition of any part of a building
- · addition of porches, decks, stairways, etc.
- · change of windows
- · new exterior doors
- · creation of new doors or windows
- sign installation
- handicap ramps
- · installation of siding
- · etc.

Appendix A is a copy of an acceptable drawing for submission to the Preservation Commission. Samples of materials and colors should also be a part of the plan.

The Preservation Commission invites building owners to take advantage of the resource materials on file in City Hall when planning their alterations.

Design assistance is also available, at no charge, for the development of these plans-see section on design guidelines.

The Preservation Commission meets the second Wednesday of each month at 7:00 p.m. in City Hall. Special meetings may be arranged by contacting the current president. Call City Hall at 623-5900.

#### Grants / Loans Available

#### Financial Assistance

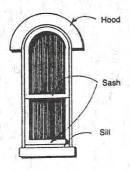
- 6% loans are available for building improvement/maintenance. Cap is \$20,000 with 10 year payback. Contact local banks.
- 2. Facade grants up to \$1,000 matching, available for exterior improvements. Contact CDDC, 623-5325.
- 3. Sign grants up to \$200 available for exterior signage. Contact CDDC, 623-5325.



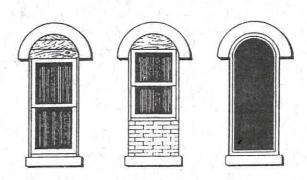


#### Windows

Original Double-Hung Window



#### Improper Replacements

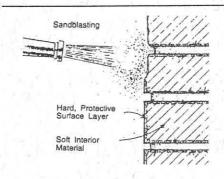


#### **Doors**

Replacement doors should match as closely as possible the original. In the event that an original door cannot be reused, the replacement door should be wood with a large glass area. If aluminum must be used it should be dark anodized or baked enamel.

#### Masonry

Cleaning should be done by the gentlest means possible.



DO NOT SANDBLAST MASONRY SURFACES USING DRY OR WET GRIT OR OTHER ABRASIVES. Sandblasting destroys the hard protective outer layer of the brick and accelerates deterioration. The damage caused by sandblasting is irreversible.

#### Repointing

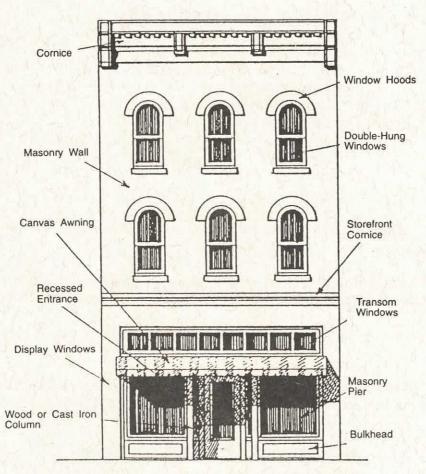
Old mortar should be duplicated in strength, composition, color and texture. Tuckpointing with mortar that is too hard can result in spawling of the brick face. Old mortar joints should be duplicated in width and joint profile.

#### Signs

Signs may be mounted perpendicular to the building, flush mounted above storefront or in the storefront windows. To apply for a sign grant, submit a scale drawing of the sign including outline dimensions and letter size. Color samples should also be included.

# Columbus Historic Commercial District September 1997 ESIGN

#### Guidelines and Procedures



Traditional Facade







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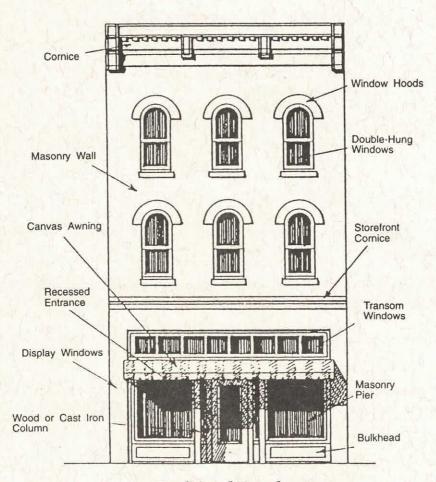
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# Columbus Historic Commercial District September 1998 ESIGN

#### Guidelines and Procedures



Traditional Facade





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The following are general guidelines for the most common maintenance and design issues. Through the CDDC/Main Street program, owners of buildings in the historic commercial district have access to design services at no charge. The scope of these services may range from paint color selection to planning an addition. Advance planning is important as the designer's time is limited during the construction season. To make an appointment with the designer or for more information, please call Heidi Poser at 623-5325.

#### **Typical Upper Facades**

Upper facades of most buildings were not altered as significantly as the storefronts. Therefore, they remain a good gauge of the age of the building.

#### Mid to Late 1800's

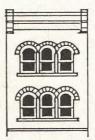


Boldly Decorated Cornice

Window Hoods

Pressed Metal Details

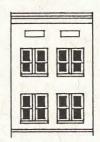
#### Late 1800's to Early 1900's



Corbelled Brick Cornice

Large, Arched Windows

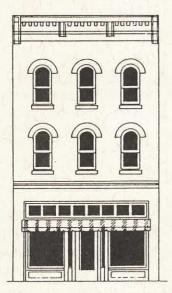
#### Early 1900's to 1950's



Simple Brick Cornice

Large Window Opening with Multiple Units

#### The Storefront



Projects to modernize the store's appearance resulted in major alterations to the storefront.

#### Inappropriately Altered Storefronts



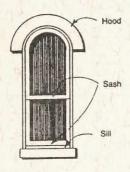




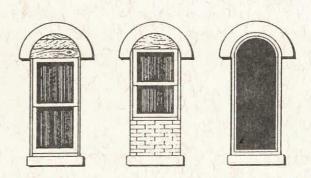


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Original Double-Hung Window



#### Improper Replacements

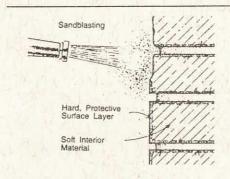


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