

**VICTORIAN VILLAGE COMMISSION
MEETING MINUTES
Wednesday, January 9, 2019
111 North Front Street – 2nd Floor, Hearing Room**

Commissioners Present: Aaron Borchers, Marc Conte, Shawn Conyers, Jack Decker, Jeffery Hissem, Lisl Kotheimer

Commissioners Absent: Erin Moriarty

HPO Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:02pm
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Wednesday, February 6, 2019 – 111 N. Front St. – Conf. Room 312
- III. NEXT COMMISSION HEARING – Wednesday, February 13, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Wednesday, December 12, 2018, MOTION: Decker/Conyers (6-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

HOLDOVERS

1. 18-11-16

326 Tappan Street

Marco Stack-Simone (Applicant)

Kristen & Tim Nietfeld (Owner)

Due to the applicant's absence from three (3) consecutive meetings, remove Application #18-11-16, 326 Tappan Street from the agenda.

Landscaping

- Remove existing, deteriorated deck and pergola in the rear yard.
- Install new wood pergola over new patio area, per submitted drawing.
- Install new wood steps, an at-grade bluestone patio, a raised travertine patio, a Baltic Buff stone seat wall, and 8” h. landscape walls in the rear yard, per submitted landscape plan.
- Install a new wood deck and bluestone patio with water feature in the side yard.
- Install new landscape beds with salvaged brick edging and plantings in the rear yard, per submitted landscape plan.

NO ACTION TAKEN.

2. 18-11-19

1007 Hunter Avenue

Scott McKeon (Applicant/Owner)

Due to the applicant's absence from three (3) consecutive meetings, remove Application #18-11-16, 326 Tappan Street from the agenda.

Replace Door

- Remove wood French door on front entrance and replace with new ProVia three-quarter light fiberglass door, to fit in the existing opening.



- Exterior and hinged sides of fiberglass door to be painted. Interior and keyed sides of fiberglass and metal doors to be either painted or stained.
- 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/stain.

NO ACTION TAKEN.

NEW APPLICATIONS

3. 19-1-4

177 West Hubbard Avenue

Brenda Parker (Applicant)

House of Hope for Alcoholics (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

9-1-4b

Recommend Variance Request #19-1-4b, 177 West Hubbard Avenue, as amended, with all clarifications noted.

Variance Recommendation

- C.C. 3332.039 – To allow a commercial office use in an R-4 residential district.

MOTION: Decker/Hissem (6-0-0) RECOMMENDED.

19-1-4c

Approve Application #19-1-4c, 177 West Hubbard Avenue, as amended, with all clarifications noted.

Carriage House Rehabilitation

- North elevation:
 - Move service door and relocate two windows on the first story. Install new 1-over-1, double-hung Marvin Ultimate all wood windows in the new window openings and in one second story window opening.
 - Install one three-quarter light Jeld-wen wood door in the new entrance.
 - Install new shed roof over new entrance with a standing seam metal roof in a charcoal color.
- West elevation: Remove existing downspout and install three new 1-over-1, double hung, Marvin Ultimate all wood windows in the three existing window openings, to fit in the existing rough openings exactly.
- South elevation:
 - Install new 1-over-1, double hung, Marvin Ultimate all wood window in the second story window opening.
 - Replace deteriorated carriage doors with new Spanish cedar, 3 panel folding carriage doors by Real Carriage Door Company with a new box rail sliding track above doors.
 - Remove existing asphalt shingle roof on low slope shed room on south side of carriage house and replace with new standing seam metal roof in a charcoal gray color, to be installed per manufacturer specifications, industry standards and Columbus City Code.

MOTION: Decker/Kotheimer (6-0-0) APPROVED.

4. 19-1-6

933 Highland Street

Darryl Rogers & Kimberly Rogers (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #19-1-6, 933 Highland Street, as amended, with all clarifications noted.

Landscaping

- Install new Serviceberry tree, Hornbeam trees, hedges and other plantings in the front yard, per revised landscape plan.

- Revised landscape plan is to be submitted for final review and approval by a subcommittee consisting of Commissioners Conyers, Borchers and Kotheimer.

MOTION: Decker/Conyers (6-0-0) APPROVED.

5. 19-1-7

216 West Third Avenue

Michael Carroll & B. Keith Speers (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #19-1-7, 216 West Third Avenue, as submitted.

Front Steps

- Amend COA #16-1-13 for rebuilding the front porch, to alter the configuration of the new concrete front steps, as installed, per submitted photographs.

MOTION: Decker/Borchers (0-6-0) DENIED.

Reasons for Denial

C.C 3116.11(12): In passing upon appropriateness, the Commission shall consider, in addition to any other pertinent factor, the architectural characteristics typical of structures in the District or Listed Property, the historical and architectural value and significance, architectural style, general design, arrangement, texture, material, and color of the architectural feature involved and its relation to the architectural features of other contributing properties in the immediate neighborhood.

6. 19-1-5b

141 West Second Avenue

Reza Reyazi (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #19-1-5b, 141 West Second Avenue, as submitted, with all clarifications noted:

Replace Siding

- Remove existing vinyl siding and underlying MDF siding on the house.
- Inspect original wood lap siding, in consultation with Historic Preservation Office staff, to determine if repair and restoration is possible. Replace any deteriorated wood with new wood to match existing exactly, in all dimensions and profile, like-for-like.
- If wood siding is deteriorated beyond repair, install new 5” exposure, smooth Hardie plank lap siding over the existing wood siding, with window and corner trim detail to be reviewed by staff prior to installation.

MOTION: Borchers/Decker (6-0-0) APPROVED.

CONCEPTUAL REVIEW

7. 19-1-8

775 North High Street

Brad Parish (Applicant)

CMH Midtown Properties, LLC (Owner)

Following the staff report and presentation by the applicant, Commissioners present offered comments and suggestions, as summarized here:

Commissioner Comments

- Commissioners would prefer to see the board and batten siding as metal with vertical standing seams.
- Suggestions were made to use a dark concrete block or other smooth, dark masonry material to complement the metal siding with a matching color, but a different texture.

- Concern was noted about the proposed signage. A suggestion was made to move the sign from the canopy and maybe use a neon sign in the window at the entrance.

Conceptual Review

- Remove existing addition to the building and construct a new two-story addition in the same location.
 - Add illuminated signage, aluminum storefront windows and doors and relocate fence.
- NO ACTION TAKEN.

STAFF APPROVALS

- **19-1-1**

1160 Hunter Avenue

N. Rylee Miller (Applicant)

City of Columbus (Owner)

Approve Application #19-1-1, 1160 Hunter Avenue, as submitted, with all clarifications noted:

Replace Membrane Roof

- Remove any/all membrane roofing down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- 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 insulation and SBS modified bitumen roofing membrane in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace all deteriorated and damaged metal flashing and edge capping with new metal to match existing.

- **19-1-2**

308 West Hubbard Avenue

Brian Lee (Applicant/Owner)

Approve Application #19-1-2, 308 West Hubbard Avenue, as submitted, with all clarifications noted:

Install New Storm Windows

- Install new, low profile, ProVia metal storm windows on all window openings on the house.
- New storm windows to be installed inside the existing window frame.
- Storm window color to match the primary trim color as closely as possible.
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.
- Storm windows to operate smoothly.
- All work to be in accordance with the performance manual.

- **19-1-3**

19 West Russell Street

Belgian Iron Wafel Co. (Applicant)

Wood Companies (Owner)

Approve Application #19-1-3, 19 West Russell Street, as submitted, with all clarifications noted:

Signage

- Amend previously approved COA #18-10-3 for installation of a new projecting sign on the north elevation to modify the size of the sign face to 35" square, add a cable support and modify the sign lighting, per submitted drawing and specifications.

- Replace existing gooseneck light fixture with two small LED spotlights directed to shine on the sign face only, per submitted specifications.
- Sign is to be positioned so that it maintains a minimum of 10 feet of clearance between grade and the bottom of the sign and the top of the sign is no higher than 15 feet from grade. All anchors for sign bracket and cable are to be embedded in mortar joints only; do not drill into face bricks.

- **19-1-4a**

177 West Hubbard Avenue

Brenda Parker (Applicant)

House of Hope for Alcoholics (Owner)

Approve Application #19-1-4a, 177 West Hubbard Avenue, as submitted, with all clarifications noted:

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the north side of the carriage house with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.

Install Slate Roof

- Remove all asphalt shingles on the south side of the carriage house, 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 slate of appropriate color and profile on to match the slate on the north side of the carriage house roof, in accordance with all applicable City Code and industry standards.
- Install new metal valleys of appropriate dimension. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- All ridges to be capped with copper, slate, or galvanized metal ridge roll painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing (excluding copper) are to be painted "Tinner's Red" or "Gray."

Replace Wood Siding and Trim

- Replace all wood siding and trim on the carriage house as well as the wood slats on the louvered panels in the cupola as needed to match existing, in-kind, like-for-like.
- Prepare all wood siding and trim surfaces 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 manufacturer's specifications.
- Finish color schedule to be submitted to Historic Preservation Office staff for review and final approval in consultation with the Victorian Village Commission.

Repair Box Gutters

- Remove existing box gutters on all elevations on the carriage house and replace with new metal-lined wood box gutter system in the same locations of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized 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.

- **19-1-5a**

141 West Second Avenue

Reza Reyazi (Applicant/Owner)

Approve Application #19-1-5a, 141 West Second Avenue, as submitted with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood elements on the existing front porch, 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 porch 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 and paint with appropriate exterior paint. **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.**

Install New Doors

- Install new, half-light, Jeld-wen solid core wood door in existing door jambs on the front and rear entrances, per submitted specifications.
- Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides.
- Paint/stain 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/stain.

The Victorian Village 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: Decker/Conyers (6-0-0) APPROVED.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT– Decker/Conyers (6-0-0) ADJOURNED 7:32 pm.