

VICTORIAN VILLAGE COMMISSION AGENDA

Wednesday, July 10, 2019

6:00 p.m.

111 North Front Street – 2nd Floor, Hearing Room

Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email zdjones@columbus.gov, at least three (3) business days prior to the meeting to request accommodation.

- I. CALL TO ORDER
- II. NEXT MONTHLY BUSINESS MEETING – Wednesday, August 7, 2019
- III. NEXT COMMISSION HEARING – Wednesday, August 14, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – June 12, 2019
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

HOLDOVERS

1. **19-4-16b**

232 Buttles Avenue

Jim Saltz (Applicant)

Chris Perry (Owner)

An application has been submitted with plans and photographs. The application was reviewed continued at the June 12, 2019 meeting.

Front Porch

- Install new, two-story covered porch on the front elevation, per submitted plans and specifications.

Front Gable

- Remove existing double hung window in front third story gable and enlarge opening. Install new exterior wall three feet (3') back from the existing wall to create a new outdoor balcony inset in the gable.
- Install new half light door in new exterior wall for access the balcony.
- Railing is to be solid with cedar shake siding to match the existing material on the gable.

Side Entrance

- Add new shed roof with bracket over side entrance on the east elevation, per submitted plans.

2. **19-5-14b**

154 Buttles Avenue

Bharati Jayanthi (Applicant/Owner)

An application has been submitted with photographs and fan specifications. The application was continued at the June 12, 2019 meeting.

Porch Light/Fan

- Replace existing hanging light fixture on the front porch with new hanging light fixture and ceiling fan combination, per submitted specifications.



3. 19-5-25b

76 West Starr Avenue

Todd Hinze (Applicant/Owner)

An application has been submitted with plans and photographs. The application was reviewed and continued at the May 8 and June 12, 2019 meetings.

Demolition

- Remove existing, non-original concrete block garage at the rear of the property.

Carriage House

- Construct new 30.7' x 30', two-story, three car carriage house at the rear of the property, per submitted plans and specifications.
- Roof is to be asphalt shingle from the Approved Shingles List with a metal ridge roll; siding is to be smooth 5" inch Hardie plank lap siding with Hardie trim; gutters are to be 5" k-style gutters with corrugated metal downspouts; foundation is to be split-faced concrete block or stone.
- Windows are to be 1-over-1 vinyl windows.
- Garage doors are to be Pella, steel faux carriage house style overhead doors, per submitted specifications. Service doors are to be four panel doors.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:20P.M.

4. 19-6-14

177 West Hubbard Avenue

Danny Pease, Ohio Basement Authority (Applicant) House of Hope for Alcoholics (Owner)

An application has been submitted with plans and photographs. The application was reviewed and continued at the June 12, 2019 meeting.

Install Egress Window

- Remove one basement window on the east elevation and enlarge opening below grade.
- Install one new egress window in the opening per submitted plans and specifications.
- New window is to be a 28" x 46", vinyl, side-hinged single hung window unit.
- Install a Bilco polyethylene window well around the new opening, per submitted specifications.

5. 19-6-15c

867 Neil Avenue

Carson Thrush (Applicant/Owner)

An application has been submitted with plans and photographs. The application was reviewed and partially continued at the June 12, 2019 meeting.

Rear Balcony Porch

- Install new wood railing around the roof of the rear porch to create a balcony. Railing is to match the existing railing on the first story porch.

Install Egress Windows

- Remove four (4) basement windows on the rear elevation and enlarge openings below grade.
- Install four (4) new egress windows in the openings; windows are to be single light casements from the Approved Windows List.
- Install a concrete block window wells around the new egress windows, per submitted specifications.

Replace Windows

- Replace seven (7) remaining basement windows on the sides of the house with new windows of appropriate dimension and profile and sized exactly to fit the original openings. Applicant is to submit final window selection to Historic Preservation Office staff prior to installation. Manufacturer and model to be selected by the owner from the following approved windows list.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.
- All glass is to be clear, with no decorative patterns or texture.

- All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture.
- Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass.

6. 19-6-17

1038 Neil Avenue

Mauro Segabinazzi (Applicant/Owner)

An application has been submitted with photographs and window specifications.

Replace Windows

- Remove inoperable wood storm windows on all windows on the front and side elevations.
- Replace the existing, 1-over-1 original windows on the front and side bay window with new Loewen, 1-over-1 wood windows from the Approved Windows List.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:40P.M.

NEW APPLICATIONS

7. VV-19-7-010

733 North High Street

Short North Alliance (Applicant)

Short North Real Estate (Owner)

An application has been submitted with photographs.

Mural

- Install one new wall mural over covered opening on the south elevation, per submitted rendering.
- Mural is to be painted on two wood panels.

8. VV-19-7-011

238 West Hubbard Avenue

David L. Clark (Applicant/Owner)

An application has been submitted with plans, photographs and material sample.

Awning

- Install new canvas awning on metal frame over the front porch, per submitted plans and specifications.
- Awning fabric is to be “Mahogany” color with white address number on the valence.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:50P.M.

9. VV-19-7-012

974-976 and 978-982 Hunter Avenue

William Elkins (Applicant/Owner)

An application has been submitted with a site plan and photographs.

Landscaping/Parking

- Install wood beams around parking area to contain gravel on parking pad.

10. VV-19-7-013

1175 North High Street

David Keyser (Applicant)

Kevin Lykens (Owner)

An application has been submitted with plans and photographs.

Outdoor Seating Area

- Install 42” high drink rail on the east elevation of the building, facing High Street.
- Install a new 3 sided fence of varying height from 8’ to 10’
- Fence is to be composed of a combination of painted steel posts and composite wood panel inserts with various patterns.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00P.M.

11. VV-19-7-014

609 Dennison Avenue & 614-616 Hunter Avenue

Juliet Bullock Architects (Applicant)

609 Dennison Holdings LLC (Owner)

An application has been submitted with plans and photographs.

Rear Addition

- Construct two-story frame addition on rear of existing two-story masonry duplex, per submitted plans and specifications.
- Roof is to be a membrane roof, continued from the main roof; siding is to be 5 ¼” Hardie plank lap siding with Hardie trim; foundation is to be concrete block. Gutter is to be an ogee style metal gutter with corrugated metal downspouts.
- Windows are to be 1-over-1 units from the Approved Windows List. Applicant is to submit final window selection to Historic Preservation Office staff prior to installation. Doors are to be full light _____ doors.
- Two parged concrete stoops with metal handrails are to be installed at the rear entrances.

Rehabilitation

- Remove existing, non-original aluminum awnings over second story windows on front elevation of the existing structure.
- Replace front porch roof with new shed roof; replace structural members as necessary, and install new asphalt shingles from the Approved Windows List. Install new wood columns and metal railing on porch, per submitted plans. Repair and parge existing concrete block base.
- Replace plywood covering over window openings with new aluminum-clad, 1-over-1 wood windows from the Approved Windows List.
- Install new three-quarter light _____ doors to be installed on the front entrances.
- Remove any/all deteriorated membrane roofing on the main roof, 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 E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Prepare all previously painted masonry for repainting using the appropriate hand tools.
- Power wash, if necessary (pressure is not to exceed 300 lb./p.s.i. and a broad fan tip is to be used).
- Repaint all previously painted brick and stone lintels and sills with appropriate exterior paint according to the manufacturer’s specifications. A paint chip showing the finish color is to be submitted to the Historic Preservation Office for final approval prior to application of the paint.
- **Any previously unpainted masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**

Variance Request

- C. C. 3332.039 – To allow a four family dwelling and a two family dwelling on a single lot (reflects existing conditions).
- C. C. 3332.05(4) – To allow 40’ wide lot (50’ width required) (reflects existing conditions).
- C. C. 3332.15 – To allow an 800 sq. ft. dwelling unit (2500 sq. ft. required in four unit and 3000 sq. ft. required in two unit dwelling).
- C. C. 3332.18 – To allow lot coverage of 55.17% on the lot (50% maximum allowed).
- C. C. 3332.19 – To allow a two unit dwelling (614-616 Hunter) to front an alley rather than a public street.
- C. C. 3332.25 – To allow maximum side yards of 5’-11” (8’ required).
- C. C. 3332.26 (C)(3) – To allow minimum side yard of 2’-9” (5’ required).

- C. C. 3332.27 – To allow a 0 sq. ft. rear yard for the Hunter Avenue dwelling and a 17.8% rear yard for the Dennison Avenue dwelling (25% required).

12. VV-19-7-015

617-623 Dennison Avenue

Juliet Bullock Architects (Applicant)

617-623 Dennison Holdings LLC (Owner)

An application has been submitted with plans and photographs.

Carriage House

- Construct new two-story, two dwelling unit carriage house at the rear of the property, facing Hunter Avenue, per submitted plans and specifications.
- Materials are to be asphalt shingles from the Approved Shingles List, siding is to be 7/4" Hardie Plank lap siding with Hardie trim; foundation is to be poured concrete.
- Windows are to be aluminum-clad units from the Approved Windows List. Applicant is to submit final window selection to Historic Preservation Office staff prior to installation.
- Front entry doors are to be full light ___ doors with transom windows. Garage doors are to be ___ overhead carriage house style doors. A cut sheet for all the doors is to be submitted to the Historic Preservation Office prior to installation.

Variance Request

- C.C. 3332.039 – To allow a four family dwelling and a two family dwelling on a single lot.
- C. C. 3332.05(4) – To allow 40' wide lot (50' width required) (reflects existing conditions).
- C. C. 3332.15 – To allow an 997.7 sq. ft. dwelling unit (2500 sq. ft. required in four unit and 3000 sq. ft. required in two unit dwelling).
- C. C. 3332.18 – To allow lot coverage of 52.2% on the lot (50% maximum allowed).
- C. C. 3332.19 – To allow the new two unit dwelling to front an alley rather than a public street.
- C. C. 3332.25 – To allow maximum side yards of 6'-5 7/8" for the Dennison Avenue facing dwelling and 7'-4" for the Hunter Avenue facing dwelling (8' max. side yards required).
- C. C. 3332.26 (C)(3) – To allow minimum side yard of 3'-4 3/4" on the north side and 3'-1 1/8" on the south side for the Dennison Avenue dwelling and 3'-8" on the north and south sides for the Hunter Avenue dwelling (5' required).
- C. C. 3332.27 – To allow a 0 sq. ft. rear yard for the Hunter Avenue dwelling and a 17.98% rear yard for the Dennison Avenue dwelling (25% required).

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:20P.M.

13. VV-19-7-016

840 Dennison Avenue

Sara & Kevin Ballard (Applicant/Owner)

An application has been submitted with previous COA, photographs and material specifications. The work has been completed

Front Porch

- Amend previously approved COA #14-5-24 to replace front porch elements to allow use of PVC tongue and groove decking, as installed.

STAFF APPROVALS

(The following applicants do not need to attend.)

• 19-7-1

1143 Neil Avenue

John Dinan (Applicant/Owner)

Approve Application #19-7-1, 1143 Neil Avenue, as submitted, with all clarifications noted.

Replace Porch Flooring

- Remove and dispose of all existing flooring; pull all nails from, and inspect condition of, existing joists to insure structural integrity.
- Install [] 1" x 3" or [] 1" x 6" tongue and groove, yellow pine, porch decking.
- Blind nail with galvanized finish nails only.
- Allow a 1½" minimum to 2½" maximum flooring overhang on all outside edges.
- Install exterior grade, quarter-round molding to band board fascia, tight against all flooring overhang.
- Prime on all sides with porch floor enamel thinned with appropriate material prior to installation. After installation, topcoat with same porch floor enamel according to manufacturer's specifications for finish coat.
- Paint color chip to be submitted to Historic Preservation Office staff for final review and approval.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the front porch roof, 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 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
- [] GAF

Style:

- Carriage House (dimensional)
- Slateline (dimensional)

Color:

- [] Stonegate Gray
- [] English Gray Slate
- [] Weathered Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal flashing is to be painted "Tinner's Red" or "Gray."

• **19-7-2**

249 West Poplar Avenue

Chris Bell (Applicant/Owner)

Approve Application #19-7-2, 249 West Poplar Avenue, as submitted, with all clarifications noted.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new 1" x 3" tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.

Replace Gutters

- Remove the existing, ogee gutter and corrugated down spouts and dispose of all debris according to Columbus City Code.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary.
- Prime and finish coat all wood fascia prior to the installation of all new gutters and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.
- Install new, ogee style gutters and corrugated downspouts to match existing, like-for-like. Finish color to match the existing trim color.

- 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.

Remove Existing Sidewalk and Install New Sidewalk

- Remove any/all damaged and deteriorated, concrete service sidewalk on the west side of the house, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the exact same location and of the exact same dimension, as necessary.
- All work to be in accordance with industry standards and all applicable City Building Codes.

- **19-7-3**

85-87 West Starr Avenue

David Sewickley (Applicant)

Starr Hunter Investment LLC (Owner)

Approve Application #19-7-3, 85-87 West Starr Avenue, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and the garage roof, 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 the following from the approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- 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.

- **19-7-4**

1061 Neil Avenue

Peter M. Anderson & Kathleen M. Sandman (Applicant/Owner)

Approve Application #19-7-4, 1061 Neil Avenue, as submitted, with all clarifications noted.

Repair Retaining Wall

- Repair and rebuild existing deteriorated rock-face concrete block retaining wall with angled concrete cap in the front yard, to match the original height, width, location and detailing.
- Replace any damaged and unsalvageable blocks with new rock-face concrete blocks to match existing in size, color and texture, in kind, like-for-like.

- **19-7-5**

972 Neil Avenue

John Chmielewski (Applicant)

Charles Manning (Owner)

Approve Application #19-7-5, 972 Neil Avenue, as submitted, with all clarifications noted.

Replace Existing Fence with New Fence

- Remove deteriorated wood privacy fence around the rear yard.
- Install a new, six foot high (6' h), wooden fence in the rear yard in the same location as the existing wood fence.
Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six foot high (6' h), wood fence with the finished side out-facing the neighboring properties (i. e. all

stringers and posts placed on the inside); b) Board-on-board, six foot high (6' h), wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six foot high (6' h), wood fence with all vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts with the finished side out-facing the neighboring properties (i. e. all stringers and posts placed on the inside); or match existing style with lattice top, like-for-like.

- Fence is to be painted or stained within one (1) year. Stain/paint color for fence is to be submitted to the Historic Preservation Office staff for final review and approval.

- **19-7-6**

1115 Neil Avenue

Stephen & Ann Ford (Applicant)

Ann S. Ford Trust (Owner)

Approve Application #19-7-6, 1115 Neil Avenue, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and the garage roof, 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 the following from the approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[] Owens Corning	(standard 3-tab)	[] Estate Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- 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.

- **19-7-7**

13 West Starr Avenue

Dan Gesler, Pro Exterior by APCO(Applicant)

Joe Meola (Owner)

Approve Application #19-7-7, 13 West Starr Avenue, as submitted, with all clarifications noted.

Replace Non-Original Windows

- Replace all non-original, non-contributing windows aluminum double hung windows on the condo unit.
- Install new 1-over-1, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Manufacturer and model to be the following from the approved windows list:

<u>Manufacturer:</u>	<u>Series/Model:</u>	<u>Material:</u>
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
- Replace any/all deteriorated brick mold, as necessary, with new Boral trim, to match existing in dimensions and profile.
- All glass is to be clear, with no decorative patterns or texture. All aluminum surfaces are to be smooth, without faux-wood texture.

- **19-7-8**

15 West Starr Avenue

Dan Gesler, Pro Exterior by APCO(Applicant)

Brian Renner (Owner)

Approve Application #19-7-8, 15 West Starr Avenue, as submitted, with all clarifications noted.

Replace Non-Original Windows

- Replace all non-original, non-contributing windows aluminum double hung windows on the condo unit.
- Install new 1-over-1, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. _Manufacturer and model to be the following from the approved windows list:

<u>Manufacturer:</u>	<u>Series/Model:</u>	<u>Material:</u>
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
- Replace any/all deteriorated brick mold, as necessary, to match existing in dimensions and profile.
- All glass is to be clear, with no decorative patterns or texture. All aluminum surfaces are to be smooth, without faux-wood texture.

• **19-7-9**

19 West Starr Avenue

Dan Gesler, Pro Exterior by APCO (Applicant)

Eric Gioglio (Owner)

Approve Application #19-7-9, 19 West Starr Avenue, as submitted, with all clarifications noted.

Replace Non-Original Windows

- Replace all non-original, non-contributing windows aluminum double hung windows on the condo unit.
- Install new 1-over-1, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. _Manufacturer and model to be the following from the approved windows list:

<u>Manufacturer:</u>	<u>Series/Model:</u>	<u>Material:</u>
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
- Replace any/all deteriorated brick mold, as necessary, with new Boral trim, to match existing in dimensions and profile.
- All glass is to be clear, with no decorative patterns or texture. All aluminum surfaces are to be smooth, without faux-wood texture.

IX. OLD BUSINESS

X. NEW BUSINESS – Commission meeting times.

XI. ADJOURNMENT