

## VICTORIAN VILLAGE COMMISSION AGENDA

Wednesday, November 13, 2019

6:00 p.m.

111 North Front Street – 2<sup>nd</sup> 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](mailto: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 – Thursday, December 4, 2019
- III. NEXT COMMISSION HEARING – Wednesday, December 11, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – October 9, 2019
- VI. PUBLIC FORUM – Franklin County Clerk of Courts, Maryellen O'Shaughnessy
- VII. STAFF APPROVALS
- VIII. NOMINATION OF COMMISSION OFFICERS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATIONS

*(The following applicants do not need to attend.)*

1. **VV-19-11-014**

**797 & 789 Dennison Avenue**

**Eric Anderson (Applicant)**

**Eric Anderson & Mark Wood (Owner)**

*An application has been submitted*

Fence

- Install new wrought iron fence and gate in the side yard between the two properties, to match style and height of the existing fence and gate at 797 Dennison Avenue, per submitted photographs.

### CONTINUED APPLICATIONS

2. **VV-19-10-021**

**1128 Harrison Avenue**

**Michael McLaughlin (Applicant)**

**Vista Wood Properties (Owner)**

*An application has been submitted with plans and photographs. The application was reviewed and continued at the October 9, 2019 meeting; Commissioner comments are shown below.*

Demolition

- Remove contributing, deteriorated, damaged and altered one story masonry house and rear frame addition and prepare property for new construction.
- Remove non-contributing, concrete block garage at the rear of the property and prepare land for construction of a new carriage house.

New Two Family Dwelling

- Construct new two-story, two unit frame house, per submitted plans.



- Roof is to be GAF Slateline shingles in one of the two colors on the Approved Shingles List with a metal ridge roll. Siding is to be Boral composite siding in the V-rustic style with Boral trim. Finish colors are to be Sherwin Williams “Mount Etna” (SW 7625) for the body, “Fawn Brindle” (SW 7640) for the trim, and “Mediterranean” (SW 7617) for accent and doors.
- Front porch decking, columns and railing are to be wood
- Windows are to be Quaker Brighton aluminum-clad wood windows from the Approved Windows List in sizes and configurations as shown on the plans.
- Doors are to be Kolbe smooth fiberglass doors in designs shown on the plans.

#### New Carriage House

- Construct new two-story, three car frame carriage house, per submitted plans.
- Exterior material are to match the house.
- Garage doors are to be Clopay Grand Harbor Collection insulated steel doors, Design 11 with Top 11.

#### Variance Recommendation

- C.C. 3332.039 – To allow two detached dwelling on the same parcel, consisting of a new two unit dwelling fronting Harrison Avenue and a rear carriage house with one dwelling unit above the three car garage.
- C.C. 3332.05 – To allow a reduced lot width of 30 feet (50’ required).
- C.C. 3333.15 – To allow the proposed new residential structure on the lot with the existing dimensions. While the lot is a total of 5,307 sq. ft. (5,000 sq. ft. required), the calculation of the lot area is limited to 2,700 sq. ft. based on C.C.3332.18(C), using depth of three times the lot width (30’x90’).
- C.C. 3332.19 – To allow a new dwelling unit in the carriage house that does not front a public street.
- C.C. 3332.25 – To allow a maximum side yard of 5.7’ for the carriage house (6’ required).
- C.C. 3332.26 – To allow a minimum side yard of 2.9’ for the north side of the two unit dwelling and 1.9’ for the north side of the carriage house (3’ minimum side yard required).
- C.C. 3332.27 – To allow a rear yard of less than 25%.
- C.C. 3312.49 – To allow 3 parking spaces for the 3 dwelling units (6 spaces required).

#### Commissioner Comments

- *Commissioner Decker suggested consulting with Zoning to determine if variances will be required for the project and to see if there is a regulation regarding traffic safety in the alley.*
- *Commissioner Hissem noted that other buildings on the alley are up to the property lines. It would be appropriate to line up the carriage house with the neighboring structures.*
- *Commissioner Moriarty commented on the lack of access doors for the two bay garage, as well as the existing retaining wall.*
- *Commissioner Conyers recommended more consistency on the front porch railing between the front and side reconsidering of the house. He also suggested trying to get another entry into the two bay garage. For a final review, he noted that more details on the entry hoods and porch railings will be needed.*
- *Commissioners were supportive of using the Boral siding in the style described.*

### **IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:15P.M.**

#### **3. VV-19-10-022**

##### **100-104 Price Avenue**

**John A. Stein (Applicant)**

**Stein Properties 2 LLC (Owner)**

*An application has been submitted with photographs. The application was reviewed and continued at the October 9, 2019 meeting; Commissioner comments are shown below.*

#### Repair/Replace Garden Wall

- Rebuild deteriorated portions of brick garden wall in front yard using new brick to match existing as closely as possible.
- Repair and tuckpoint intact portions of the wall with new mortar to match the original mortar in color, texture, hardness, and joint profile.

#### Commissioner Comments

- *Commissioners noted that the section that was rebuilt was not constructed property to match the original. It appears they used concrete block and thin brick which changed the proportions. A different, more appropriate replacement brick needs to be used, that matches the size, shape and color of the original as closely as possible. Also, the correct mortar mix should be used for rebuilding and repointing the wall, and the joints should be tooled to match the original.*
- *Commissioner Hissem stated that a comprehensive plan for the whole front yard, including the wall, patio and steps is needed, so the Commission can understand how all of the work will impact each element. Even if all the work is not done at the same time, it will be better to have it all approved at the same time.*
- *Commissioner Conyers suggested possibly bringing the entire wall down to a certain elevation and make it more of a retaining wall. It could be capped with an alternate cap material that unifies the whole wall, and might help mask new brick that may not be an exact match.*
- *A sample of the replacement brick should be obtained for review by staff on site, prior to final review.*

**4. VV-19-10-024**  
**660 Neil Avenue**

**Jami Gray, Sign Vision (Applicant)**

**Thurber Village Market LLC (Owner)**

*An application has been submitted with drawings and photographs. The application was reviewed and continued at the October 9, 2019 meeting; Commissioner comments are shown below.*

New Signage

- Move existing pole sign to the corner of the property and reface the existing, internally-illuminated sign cabinet on both sides, per submitted plans and specifications.
- Add LED screen for price and product messaging.
- Add 3' high brick foundation to the base of the sign and additional landscaping around the base.

Commissioner Comments

- *Commissioners made several suggestions to improve the proposed sign and make it more appropriate for the location, including removing the LED message section, reduce the height, possibly eliminate the brick base, and changing the lighting to external fixtures.*
- *Several Commissioners also indicated that they believe the existing sign has some historic significance and they would be supportive of keeping it and moving it to the corner. It could be modernized somewhat with a new face and a possible graphic electronic message board that could be added, as long it is unobtrusive and the essential characteristics of the old sign are maintained. It will be important that its light does not affect the residential neighbors.*
- *Commissioners noted that they would like to see the new landscaping too. It would be nice if it could be used to soften the base of the sign.*

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30P.M.**

**NEW APPLICATIONS**

**5. VV-19-11-015**  
**1185 North High Street**

**Kevin Lykens (Applicant)**

**1191 N High St LLC (Owner)**

*An application has been submitted with photographs.*

Dumpster Enclosure

- Install new black metal fence and gate at the rear of the building to enclose dumpster area.
- Replace deteriorated concrete surface with new poured concrete pad in the same location.

**6. VV-19-11-016**  
**172-174 Buttles Avenue**

**Gary J. Alexander (Applicant)**

**EDS Sommer Properties FLP (Owner)**

WITHDRAWN BY THE APPLICANT.

7. **VV-19-11-013b**

**989 & 997 North High Street**

**Jeff Snively, M+A Architects (Applicant)**

**The Robert Weiler Company (Owner)**

*An application has been submitted with plans and specifications.*

Dumpster Enclosure

- Install new nine foot (9') high dumpster enclosure with double gates at the southwest corner of the property, per submitted plans and specifications.
- Enclosure is to be composed of 1x4 horizontal Trex composite panels with steel posts in concrete footers.

Fence

- Install new six foot (6') high fence along the north property line, per submitted site plan.
- Fence is to be 1x4 horizontal Trex composite panels with steel posts at 6'

Light fixtures

- Add new gooseneck light fixtures to the front of the building, per submitted specifications.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45P.M.**

8. **VV-19-11-017**

**867 Neil Avenue**

**Carson Thrush (Applicant/Owner)**

*An application has been submitted with photographs and door specifications.*

Carriage House

- Amend previously approved COA #17-12-14a for rehabilitation of the existing, historic carriage house, to increase the height of the three garage doors by one foot (1') to nine ft. (9'), and to approve the submitted Clopay Coachman Collection insulated steel overhead doors.
- Remove the existing hayloft doors on the west (alley facing) elevation and install a 3' x 5' window in the opening; create a new window on the second story, west elevation and install a 3' x 5' window, per submitted plans.
- Replace eight (8) remaining windows on the carriage house with new double hung windows to fit in the existing openings exactly.
- All new windows are to be 10-over-1, Crestline Elite aluminum-clad wood units.  
Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- 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.

9. **VV-19-11-018**

**691 North High Street**

**Stephanie Noel, The Painting Connection Company (Applicant) The Jewell Group (Owner)**

*An application has been submitted with sign drawings and renderings.*

Signage

- Install one new 2'-3" x 3'-7" internally-illuminated projecting sign on the storefront, per submitted plans and specifications.
- Sign is to have a 10" deep aluminum cabinet with 1" push through acrylic graphics that have opaque vinyl on the faces (light shines through in outline).
- Sign brackets are to be of a simple design and should avoid excessive detailing (scroll-work or other ornaments).

- The bottom of the sign is to be a minimum of 10 feet above the grade and the top of the sign is to be no higher than 15 feet above grade; all attachments to the building are through mortar joints only.
- Install one new 5'-2½" x 9½" non-illuminated wall sign above the storefront. Sign is to be composed of ½" thick white acrylic letters pin mounted to the existing wood fascia.

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

**10. VV-19-11-019**

**47-49 West Fifth Avenue**

**Nick Stamos (Applicant/Owner)**

*An application has been submitted photographs. This project was reviewed and denied previously; the proposal has been revised.*

Rear Enclosure

- Remove previously installed corrugated metal siding and install 6' high wood fencing to create enclosure below the rear exterior stairs.
- Maintain previously installed corrugated metal roofing and install fixed glazing in the area above the wood fence, as shown in submitted photograph.

**CONCEPTUAL REVIEW**

**11. VV-19-11-020**

**953 Dennison Avenue**

**James Cook (Applicant/Owner)**

*An application has been submitted with plans and photographs.*

Conceptual Review

- Demolish existing frame one car garage and replace with new two-story, two car carriage house.

**12. VV-19-11-021**

**38 West Greenwood Avenue, 1187 North High Street, 25 West Fifth Avenue**

**Short North Alliance (Applicant)**

**Various Owners**

*An application has been submitted*

Murals

- Paint art murals on the concrete curb and two brick walls facing Wall alley.

**STAFF APPROVALS**

*(The following applicants do not need to attend.)*

• **VV-19-11-001**

**114 West Second Avenue**

**Ohio Exteriors LLC (Applicant)**

**Jeff Haycock (Owner)**

Approve Application #VV-19-11-001, 114 West Second Avenue, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the front half of the main roof, down to the sheathing. All slate roofing on the rear slope is to remain. 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"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> 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.

- **VV-19-11-002**

**731-735 Dennison Avenue**

**Scott M. Norris (Applicant/Owner)**

Approve Application #VV-19-11-002, 731-735 Dennison Avenue, as submitted, with all clarifications noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood elements on the house, 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 main house 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 exterior paint. Paint colors for finish coat are to be Sherwin Williams “Loggia” (SW 7506) for wood elements and “Foothills” (SW 7514) for doors and downspouts.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **VV-19-11-003**

**41 West Third Avenue**

**Dustin McComas (Applicant)**

**Kelly Kiehm (Owner)**

Approve Application #VV-19-11-003, 41 West Third Avenue, as submitted, with all clarifications noted.

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.
- Replace any/all damaged metal flashing with new metal flashing.
- 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:  

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate
		<input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique 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.”

Repair Box Gutters

- Examine box gutters on the front porch roof and make any repairs and/or replace the existing box gutter system with new materials of appropriate dimension and profile.
- Replace deteriorated wood soffit and fascia with new wood to match existing in all dimensions and profile, like-for-like.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber 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.

- **VV-19-11-004**

**701 Dennison Avenue**

**Ace Roofing (Applicant)**

**Trieu Hua (Owner)**

Approve Application #VV-19-11-004, 701 Dennison Avenue, as submitted, with all clarifications noted.

Install New Rubber Roof

- Remove any/all membrane roofing on the lower flat roof on the front elevation projecting bay, 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.
- Install new metal drip edge; finish color to be Tinner’s Red to match the existing ridge rolls.
- Replace any/all deteriorated and damaged wood fascia and trim with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color.

- **VV-19-11-005**

**613 Dennison Avenue**

**Ashley Toaz (Applicant/Owner)**

Approve Application #VV-19-11-005, 613 Dennison Avenue, as submitted, with all clarifications noted.

Install New Privacy Fence

- Install new wood privacy fence in rear yard, per submitted site plan.
- Fence is to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
- 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).

- **VV-19-11-006**

**1205 Hunter Avenue**

**Matthew Norman (Applicant/Owner)**

Approve Application #VV-19-11-006, 1205 Hunter Avenue, as submitted, with all clarifications noted.

Front Porch Repair

- Install temporary bracing per industry standards and all applicable City Building Codes to support the front porch roof as necessary.
- Remove two deteriorated round porch columns and replace with new round wood porch columns to match existing exactly in all dimensions and details, like-for-like.
- Retain any/all original wooden trim and moldings that are in good condition.
- Dispose of any/all unusable debris per City Code.
- New wood columns are to be primed and painted to match the existing color.

• **VV-19-11-007**

**348 West Second Avenue**

**Pam Kinzy, Able Roof (Applicant)**

**Corbin Steinhaus (Owner)**

Approve Application #VV-19-11-007, 348 West Second Avenue, as submitted, with all clarifications noted.

Solid Tuck Point

- Check all mortar joints for soundness on the rear chimney and the rear second story wall below chimney.
- Use hand tools to remove all mortar to a depth of 3/4".
- Moisten surface with water and solid point with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Park Service. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings" available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).
- Apply Chimney Saver water repellent treatment to chimney and second story wall, according to manufacturer specifications.

• **VV-19-11-008**

**804 Neil Avenue**

**Debbie Tavenner (Applicant/Owner)**

Approve Application #VV-19-11-008, 804 Neil Avenue, as submitted, with all clarifications noted.

Repair Front Porch Steps

- Examine the existing concrete steps on the front porch and repair or replace as necessary according to industry standards.
- Perform any/all necessary structural repairs according to all applicable industry standards and Columbus Building Codes. [Note: If steps are limestone, reuse or replace in kind. If risers are concrete repair and/or replace with new concrete of appropriate color to match existing as closely as possible.]
- Perform any/all necessary site work to insure a stable and level foundation for the existing steps with appropriate slope for water drainage.

Install Stair Handrail

- Install a new black metal handrail on the front porch steps in accordance with all applicable Columbus Building Codes. Style of rails to be a manufactured rail system per Fortin Welding & Mfg. Inc. (or like manufacturer) Model RSS (Picket Style or Arch Style).

• **VV-19-11-009**

**961-963 Neil Avenue**

**Greg Morgan (Applicant/Owner)**

Approve Application #VV-19-11-009, 961-963 Neil Avenue, as submitted, with all clarifications noted.

Install Stair Handrail

- Install two (2) new black metal handrails on the front porch steps, to allow two handrails on each set of steps, in accordance with all applicable Columbus Building Codes. Style of rails to be a manufactured rail system per Fortin Welding & Mfg. Inc. (or like manufacturer) Model RSS (Picket Style or Arch Style).

- **VV-19-11-010**

**1223 Neil Avenue**

**Patrick Mahoney (Applicant/Owner)**

Approve Application #VV-19-11-010, 1223 Neil Avenue, as submitted, with all clarifications noted.

Repair/Replace Wood Siding

- Repair/replace all wood siding and trim on the carriage house 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 is to match existing.

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on 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.
- Replace any/all damaged and deteriorated decking, metal valleys and metal flashing with new materials appropriate dimension, to match the original, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.

Repair Stop Gutters

- Examine stop gutters on the carriage house and make any repairs and/or replace the existing stop gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber 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.

- **VV-19-11-011**

**859-863 Kleiner Avenue**

**Gibson Gate Condominium Association (Applicant/Owner)**

Approve Application #VV-19-11-011, 859-863 Kleiner Avenue, as submitted, with all clarifications noted.

Replace Gutters and Downspouts

- Remove the existing gutters and down spouts on the rear main roof and three rear porch roofs; 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.
- Install new, 8", flange back box-shaped gutter on the main roof and 5" ogee style gutters on the porch roofs.
- Install corrugated metal down spouts of the appropriate dimensions and in the appropriate locations to assure proper drainage.
- Finish color is to be "Musket Brown" or to match the existing 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.

- **VV-19-11-012**

**1164 Neil Avenue**

**Community Housing Network (Applicant/Owner)**

Approve Application #VV-19-11-012, 1164 Neil Avenue, as submitted, with all clarifications noted.

Exterior Painting

- Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, 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 main house 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 exterior paint. Paint color for finish coat is to match existing.
- **Any previously unpainted masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **VV-19-11-013a**

**989 & 997 North High Street**

**Jeff Snively, M+A Architects (Applicant)**

**The Robert Weiler Company (Owner)**

Approve Application #VV-19-11-013a, 1164 Neil Avenue, as submitted, with all clarifications noted.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled 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.
- 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 gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.
- Re-install any/all deteriorated and damaged roof capping from parapet wall, any required replacement capping is to match existing with sample to be submitted to Historic Preservation Office staff for approval prior to installation.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT