

**VICTORIAN VILLAGE COMMISSION  
MEETING MINUTES  
Wednesday, October 9, 2019  
111 North Front Street – 2<sup>nd</sup> Floor, Hearing Room**

**Commissioners Present:** Shawn Conyers, Jack Decker, Jeffrey Hissem [arr. 6:17], Lisl Kotheimer, Erin Moriarty  
**HPO Staff Present:** Cristin Moody

- I. CALL TO ORDER – 6:15pm
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Wednesday, November 6, 2019  
111 N. Front St. – Conf. Room 313
- III. NEXT COMMISSION HEARING – Wednesday, November 13, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Wednesday, September 11, 2019, MOTION: Moriarty/Conyers (4-0-0)  
APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**STAFF RECOMMENDATIONS**

**1. VV-19-10-018**

**711 North High Street  
Jami Gray (Applicant)**

**711 LLC (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 #VV-19-10-018, 711 North High Street, as submitted, with all clarifications noted.

**Signage**

- Install new tenant signage on the front (east) elevation of the building, per submitted rendering, to be aligned with the adjacent address numbers.
- Sign is to be composed of one 3' x 10<sup>13</sup>/<sub>16</sub>" x 1" thick bronze plaque mounted on the masonry pier.
- The style and location of this sign is not applicable to any future tenant signs on this building.

MOTION: Conyers/Moriarty (5-0-0) APPROVED.

**2. VV-19-10-019**

**1002 Dennison Avenue  
Kevin Lykens (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 #VV-19-10-019, 1002 Dennison Avenue, as submitted, with all clarifications noted.

**Carriage House Addition**

- Amend previously approved Certificate of Appropriateness #18-6-21 for constructing an addition to an existing two-story carriage house to add sixteen inches (16") to the overall roof height, per submitted, revised plans.

MOTION: Moriarty/Kotheimer (5-0-0) APPROVED.



**CONTINUED APPLICATIONS**

**3. 19-6-14**

**177 West Hubbard Avenue**

**Danny Pease, Ohio Basement Authority (Applicant)**

**House of Hope for Alcoholics (Owner)**

WITHDRAWN DUE TO INACTIVITY.

**4. VV-19-8-008b**

**58-64 West Third Avenue**

**Grant Geiger (Applicant)**

**Jeremiah 32 Holdings (Owner)**

WITHDRAWN DUE TO INACTIVITY.

**5. VV-19-9-016**

**174 West First Avenue**

**Angela Paolucci (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 #VV-19-9-016, 174 West First Avenue, as submitted, with all clarifications noted.

Retaining Wall

- Install new, 14' long, 12" high retaining wall along the front of the property along existing flower bed.
- Wall is to be composed of Ottawa Buff wall stone.

MOTION: Moriarty/Hissem (2-3-0) DENIED.

Reasons for Denial

City Code 3116.13 – Standards for site improvement.

(A) Landscaping, parking, utility or service areas, walkways and similar improvements should be compatible to each other and to the subject building or structure as well as to adjacent contributing properties, open spaces and the overall environment.

**6. VV-19-9-019**

**25 West Fifth Avenue**

**Terese Loudner & Amy Aspey (Applicant)**

**Capital Area North West Ohio North (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 #VV-19-9-019, 25 West Fifth Avenue, as submitted, with all clarifications noted.

Install Kitchen Hood

- Install new exterior kitchen hood vent on east (alley side) elevation of the church, per submitted, revised drawing.
- Remove existing glass blocks from one window opening on the east elevation and install a louvered vent to fill the entire masonry opening.

MOTION: Kotheimer/Moriarty (5-0-0) APPROVED.

**NEW APPLICATIONS**

**7. VV-19-10-021**

**1128 Harrison Avenue**

**Michael McLaughlin (Applicant)**

**Vista Wood Properties (Owner)**

*Following the staff report and presentation by the applicant, the Chair called a member of the public wishing to comment on the proposal:*

<u>Name, Address, Affiliation:</u>	<u>Issues/Comments:</u>
Mike Spencer	He is concerned about traffic and public safety in the alley and

Adjacent property owner	asked that the new carriage house be pushed back from the property line on the alley to allow more visibility for traffic.
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*Following the discussion, and review, a motion was made, vote taken, and results recorded as indicated.*

Continue Application #VV-19-10-021, 1128 Harrison Avenue, and place on the November 13, 2019 meeting agenda.

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 Construction

- Construct new two-story, two unit frame house, per submitted plans.
- Construct new two-story, three car frame carriage house, per submitted plans.
- Material specifications to be submitted for further review.

MOTION: Conyers/Moriarty (5-0-0) CONTINUED.

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.

**8. VV-19-10-020**

**984 Delaware Avenue**

**Urbanorder Architecture (Applicant)**

**Anthony Meyer & Tyler Mason (Owner)**

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

Commissioner Comments

- Commissioner Decker stated that he believes the addition overwhelms the historic structure. He does not think it is necessary to keep the existing square footage, but he has a problem with creating a new structure that is much taller and wider than the existing. If it were to read as two separate structures, rather than as an addition, it would be different.
- Commissioner Moriarty mentioned that she had requested a north elevation at the last review to see that side of the house with the addition, to see how it is connected on that side. She noted that a carriage house with a breezeway connection to the house may work.
- Commissioner Conyers offered the idea that defining the space between the existing home and garage by separating them, if not literally, but visually detaching them, would help. They could still be connected, but put more focus on the separation, and eliminate the elements that are undefined and show the connection, such as the two story porch.
- Commissioner Kotheimer remarked there are not enough small houses being maintained in the neighborhood, it is important to maintain some of the smaller footprints.
- Commissioner Hissem stated that the jewel of the cottage is being preserved, there is nothing touching it on either side and he sees this as a successful solution. It is not true that the addition would be taking anything away from it, it will still read as a small cottage. You will not see that rear elevation anyway because of everything that is built around it; you'll never see the connector.

Conceptual Review

- Remove existing one-story rear addition on one-and-a-half story cottage and construct new two-story, attached garage, per submitted plans and specifications.
- Material specifications to be submitted.

NO ACTION TAKEN.

**9. VV-19-10-016b**

**791-795 Neil Avenue**

**Brian Suiter (Applicant)**

**Third Street Condos LLC (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 #VV-19-10-016b, 791-795 Neil Avenue, as submitted, with all clarifications noted.

Replace Fence

- Remove deteriorated wood privacy fence in the rear yard.
- Replace with new wood privacy fence in the same location, per submitted site plan and photograph. Style of the new fence is to be 6” wide horizontal boards with vertical posts every 8’ and finish cap board on the top.
- Fence is to be painted within one year; finish color is to be Sherwin Williams “Urban Bronze” (SW 7048).

Replace Retaining Wall

- Remove deteriorated concrete block retaining wall on the south side of the rear yard.
- Install new grey split-faced block retaining wall with 3” concrete cap with an overhang, in the same location and of the exact same height as the existing wall, per submitted specifications.

MOTION: Hissem/Moriarty (4-0-1) APPROVED [Kotheimer recused].

**10. VV-19-10-023**

**911 Neil Avenue**

**Lisa Oltz (Applicant/Owner)**

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

Approve Application #VV-19-10-023, 911 Neil Avenue, as submitted, with all clarifications noted.

Replace Garage Door

- Remove deteriorated wooden, 16 panel garage door and replace with new steel 16 panel door with a brushed texture, per submitted photographs. Finish color is to match existing.

MOTION: Moriarty/Hissem (4-0-1) APPROVED [Conyers recused].

**11. VV-19-10-022**

**100-104 Price Avenue**

**John A. Stein (Applicant)**

**Stein Properties 2 LLC (Owner)**

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

Continue Application #VV-19-10-022, 100-104 Price Avenue, and place on the November 13, 2019 meeting agenda.

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.

MOTION: Conyers/Hissem (5-0-0) CONTINUED.

Commissioner Comments

- Commissioners noted that the section that was rebuilt was not constructed properly 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.

## 12. VV-19-10-024

### 660 Neil Avenue

**Jami Gray, Signvision (Applicant)**

**Thurber Village Market LLC (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 #VV-19-10-024, 660 Neil Avenue, and place on the November 13, 2019 meeting agenda.

#### New Signage

- Install new 10' h x 4' w x 10" deep internally-illuminated monument sign with two LED displays, per submitted plans and specification.

MOTION: Conyers/Kotheimer (5-0-0) CONTINUED.

#### 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.

## 13. VV-19-10-025

### 162-164½ West Hubbard Avenue

**Frank Sebode (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.*

#### **VV-19-10-025a**

Approve Application #VV-19-10-025a, 162-164½ West Hubbard Avenue, as submitted, with all clarifications noted.

#### Replace Windows

- Replace basement windows with new two light fixed windows with SDL.
- Four of the windows are to have one pane of glazing and one solid panel that can be altered to allow furnace, dryer and water heater vents to go through the panels.
- Final window specifications are to be submitted for review by a subcommittee consisting of Commissioners Conyers and Kotheimer.

MOTION: Conyers/Hissem (5-0-0) APPROVED.

#### **VV-19-10-025b**

Approve Application #VV-19-10-025b, 162-164½ West Hubbard Avenue, as submitted, with all clarifications noted:

#### Gable Vent

- Install new louvered aluminum gable vent on the east elevation, per submitted specifications. The vent is to be sized so that it does not extend below the existing ornamentation squares on the gable and is to be painted to match the siding color.

MOTION: Conyers/Kotheimer (5-0-0) APPROVED.

## CONCEPTUAL REVIEW

### 14. VV-19-10-026

**960 Hunter Avenue**

**Juliet Bullock Architects (Applicant)**

**960 Hunter LLC New Victorians (Owner)**

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

#### Commissioner Comments

- Commissioners were generally supportive and did not identify any major concerns with the proposal.
- Commissioner Kotheimer noted that every house on this street are different. She would be interested in seeing more of the streetscape in elevation, at least a couple more houses on each side. This looks good as a proposition, but it is hard to tell how it fits in.
- Commissioner Decker asked for clarification on whether the proposed rear addition was taller, shorter or the same as the front of the house. He suggested it should probably be smaller and less massive than the front.

#### Conceptual Review

- Construct new single family home.
- Construct additions to two homes.
- Construct new carriage house and new one car garage.
- Alter lot lines.

NO ACTION TAKEN.

### 15. VV-19-10-027

**1100 Dennison Avenue**

**Joseph W. Sullivan (Applicant)**

**Schiff Capital Group (Owner)**

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

#### Commissioner Comments

- Commissioners were supportive of the project and many of the proposed changes, although most were opposed to painting the brick. They recommended using new materials, particularly on the entrance piece, that complement the existing brick color, and play up the building's inherent characteristics. A new material that plays off of the existing brick might be more interesting and would make it unique.

#### Conceptual Review

- Modify existing non-contributing three-story office building for adaptive reuse as office (1<sup>st</sup> floor) and residential (2<sup>nd</sup> and 3<sup>rd</sup> floors).
- Modifications to include enlarging window openings, replacing existing aluminum storefront with new storefront system, painting brick veneer, restoring stone veneer, installing new graphics and lighting, replacing concrete plank sunscreens and installing new aluminum sunscreens.

NO ACTION TAKEN.

## STAFF APPROVALS

- **VV-19-10-001**  
**1063 Highland Street**  
**Nathaniel Sheppard (Applicant/Owner)**

Approve Application #VV-19-10-001, 1063 Highland Street, 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 for finish coat is to match existing, or if new color is chosen a paint chip is to be submitted to Historic Preservation Office staff for final review and approval.

• **VV-19-10-002**

**231 West Fourth Avenue**

**Ross Capital, LLC (Applicant/Owner)**

Approve Application #VV-19-10-002, 231 West Fourth Avenue, as submitted, with all clarifications noted.

Replace Deteriorated Windows

- Remove all non-original aluminum storm windows on all window openings.
- Remove all deteriorated/damaged or non-original 1-over-1 windows on the four unit dwelling, as per City Staff site visit determination.
- 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>
Lincoln	Standard Double-Hung/Wide rail	Aluminum-Clad Wood Exterior/Wood Interior
- All new aluminum brick mold is to match existing in dimensions and profile as closely as possible.
- All glass is to be clear, with no decorative patterns or texture.
- All aluminum surfaces are to be smooth, without faux-wood or other texture.

• **VV-19-10-003**

**110 West Second Avenue**

**Bill and Tammy Parnell (Applicant)**

**Gary Hall (Owner)**

Approve Application #VV-19-10-003, 110 West Second Avenue, as submitted, with all clarifications noted.

Exterior Painting

- 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 front porch and 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 appropriate exterior paint. Finish colors are to be Sherwin Williams "Red Theatre" (SW 7584) for the door, "Foothills" (SW 7514) for the main accent color and "Sealskin" (SW 7675) for small detail areas.
- **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.**

- **VV-19-10-004**  
**75 West Fourth Avenue**  
**ABLE Roof (Applicant/Owner)**  
Approve Application #VV-19-10-004, 75 West Fourth Avenue, as submitted, with all clarifications noted.  
Remove and Install New Asphalt Shingle Roof
  - Remove all asphalt shingles on 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.
  - Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be the following from approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[ ] Certain Teed	(standard 3-tab)	Nickel 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 flashing 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-19-10-005**  
**749 North High Street**  
**DaNite Sign Company (Applicant)** **CKE Management (Owner)**  
Approve Application #VV-19-10-005, 749 North High Street, as submitted, with all clarifications noted.  
Exterior Painting
  - Repair and/or replace all damaged, deteriorated, and missing wood elements on the storefront 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 storefront 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 be white.
  - **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.Signage
  - Install one new 15½” x 6’ projecting sign on the storefront, per submitted plans and specifications.
  - Sign is to be illuminated with four (4) small LED external light fixtures pointed at the sign face only, so as to prevent light spillage into neighboring spaces.
  - Sign is to be placed on the building in a location that maintains a minimum of 10 feet of clearance between grade and the bottom of the sign.
  - All attachments to the building are to be through mortar joints only.
- **VV-19-10-006**  
**90 West Second Avenue**  
**Brent Cornwell (Applicant)** **Joan Goldhand (Owner)**  
Approve Application #VV-19-10-006, 90 West Second Avenue, as submitted, with all clarifications noted.  
Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main 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 approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[ ] GAF	Slateline (dimensional)	[ ] 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 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-19-10-007**  
**1085 Neil Avenue**

**Margaret Morrison (Applicant/Owner)**

Approve Application #VV-19-10-007, 1085 Neil Avenue, as submitted, with all clarifications noted.

Repair Existing Fence

- Replace any/all deteriorated wood components on the existing wood privacy fence in the rear yard with new wood to match the existing in dimensions and overall design. Vertical wood boards may be spaced out, as desired, to allow air flow and to prevent future rot and deterioration.
- New and bare wood is to be painted or stained within one (1) year; finish color is to match existing.

• **VV-19-10-008**  
**104-106 Wilber Avenue**

**Thomas K. Ogle (Applicant/Owner)**

Approve Application #VV-19-10-008, 104-106 Wilber Avenue, as submitted, with all clarifications noted.

Install New Membrane Roof

- Remove any/all asphalt shingles or rolled roofing on the top/flat portions of 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 modified bitumen roofing 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.

Replace Gutters and Downspouts

- Remove the existing ogee gutter and corrugated down spouts and dispose of all debris according to Columbus City Code.
- Install new, 6", half-round metal gutters and new round, metal down spouts of the appropriate dimension. 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.
- **VV-19-10-009**  
**717 Dennison Avenue**  
**Joseph C. Hoess (Applicant/Owner)**  
Approve Application #VV-19-10-009, 717 Dennison Avenue, as submitted, with all clarifications noted.
  - Renew Certificate of Appropriateness #18-9-14, 717 Dennison Avenue, exactly as previously approved, for a period of one year. Expired: 9-12-19.  
*Approve Application #18-9-14, 717 Dennison Avenue, as submitted, with all clarifications noted.*  
Porch Roof
    - *Amend previously approved COA #18-3-8 for replacing the front porch roof to revise color of the new standing seam metal roofing. New color is to be “Colonial Red” to match metal ridge roll on main roof, per submitted sample.*  
*MOTION: Borchers/Decker (6-0-0) APPROVED.*
- **VV-19-10-010**  
**37 West Second Avenue**  
**Andrew McCain (Applicant/Owner)**  
Approve Application #VV-19-10-010, 37 West Second Avenue, as submitted, with all clarifications noted.  
Remove Exterior Stairs
  - Remove deteriorated, non-original, non-contributing metal staircase on the west elevation.
  - The existing door is to be fixed closed until the staircase is replaced at a future date.
  - Once the stairs are removed, repair any holes or damage to the masonry wall. Remove all defective material. Replace any/all damaged brick with new brick that matches the original material in size, shape, color, and texture.
  - Replace any missing or damaged mortar with new mortar of the exact same color, texture, joint profile and hardness as the original mortar.
  - New mortar must be softer than the brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. 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>).
- **VV-19-10-011**  
**249 West Poplar Avenue**  
**Chris Bell (Applicant/Owner)**  
Approve Application #VV-19-10-011, 249 West Poplar Avenue, as submitted, with all clarifications noted.  
Porch Rehabilitation
  - Amend previously approved COA #19-7-2 to include rebuilding deteriorated wood columns, pouring new concrete footers, and reattaching existing wood railings.
  - New columns are to match the existing in all dimensions and details; finish paint colors are to match existing.
  - New tongue and groove porch flooring is to be installed so that the boards run perpendicular to the house and appropriate detailing, to include a 1½" minimum to 2½" maximum flooring overhang on all outside edges and install exterior grade, quarter-round molding to band board fascia, tight against all flooring overhang.
- **VV-19-10-012**  
**345 Wilber Avenue**  
**Terry Penrod (Applicant/Owner)**  
Approve Application #VV-19-10-012, 345 Wilber 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; 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and 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.**
- **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-19-10-013**

#### **1201-1203 Hunter Avenue**

**Juliet Bullock Architects (Applicant)**

**Adam Smith, Ohio Cal Properties, LLC (Owner)**

Approve Application #VV-19-10-013, 1201-1203 Hunter Avenue, as submitted, with all clarifications noted.

#### Restore Porch Roof

- Install new, full width shed roof over front porch, to replace previously removed porch roof, per submitted plans and specifications.
- New wood framing is to be of the appropriate dimension and installed in accordance with all applicable City Building Codes and industry standards. Exterior is to be asphalt shingles from the Approved Shingles List.
- Install a new porch ceiling nailed with galvanized finish nails; material is to be wood tongue and groove bead board or 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.
- Install new 8" square posts and wood railings to match previously removed posts and railing, like-for-like.
- All new wood is to be primed and painted with an appropriate exterior paint. Paint chips for finished
- Install a new, simple black metal handrail on both sets of front porch steps in accordance with all applicable Columbus Building Codes. Style of rails is to be a manufactured rail system per Fortin Welding & Mfg. Inc. (or like manufacturer) Model RSS (Picket Style) or similar.

#### Rear Porch

- Wrap existing rear porch column with 1x trim, to match dimensions and detail on new front porch columns

#### Remove Non-Contributing Asbestos Siding and Trim

- **Note: No exterior alterations are to be made to any existing exterior openings.**
- Remove all non-original, non-contributing asbestos siding from all elevations and dispose of in accordance with Columbus City Code.
- Following the removal of the asbestos siding, repair and/or replace all deteriorated, damaged, and missing original wood drop siding, as necessary. All new wood siding to match the dimension, style, and profile of the original wood siding exactly; like-for-like.
- All exterior trim elements (i. e. window & door trim, corner boards, eave soffit & fascia, crown moldings, etc.) to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines following the removal of the siding and any/all non-original trim repair patches. Remove brick mold from newer replacement windows, as necessary, and replace with appropriate wood trim to match original trim.
- Prepare all exterior, wooden surfaces on all elevations of the building using the appropriate hand tools. Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Finish colors are to match existing, or if new colors are chosen, a paint color schedule to be submitted to Historic Preservation Office staff for final review and approval.

Repair/Replace Gutters and Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated 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-19-10-014**

**316 West Second Avenue**

**APCO Window & Door (Applicant)**

**Bill Morris (Owner)**

Approve Application #VV-19-10-014, 316 West Second Avenue, as submitted, with all clarifications noted.

Replace Deteriorated/Altered/Non-Original Windows

- Replace thirteen (13) non-original, non-contributing 1-over-1 double hung windows on the house as per City Staff site visit determination and submitted documentation.
- Install new 1-over-1, double-hung windows of the same dimensions 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 damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile to match existing.
- 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 aluminum surfaces are to be smooth, without faux-wood or other texture.

• **VV-19-10-015**

**224 West Third Avenue**

**Brian Graham, Capital City Awning (Applicant)**

**David Phillips, PFT Properties, LLC (Owner)**

Approve Application #VV-19-10-015, 224 West Third Avenue, as submitted, with all clarifications noted.

Replace Awning

- Remove deteriorated fabric on existing awning over front porch.
- Install new fabric awning with straight valence over the existing frame, per submitted rendering.

• **VV-19-10-016a**

**791-795 Neil Avenue**

**Brian Suiter (Applicant)**

**Third Street Condos LLC (Owner)**

Approve Application #VV-19-10-016a, 791-795 Neil Avenue, as submitted, with all clarifications noted.

Exterior Painting

- 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and 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.**
- **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.

Repair/Replace Gutters and Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated 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-19-10-017**  
**724 Park Street**

**Craig Nagy (Applicant/Owner)**

Approve Application #VV-19-10-017, 724 Park Street, as submitted, with all clarifications noted.

Replace Windows and Doors

- Replace five (5) aluminum windows on the condo with new Pella “Impervia” 1-over-1, double hung windows.
- Install new Pella full view storm door on main entry, per approved Victorian Gate Condo Association specifications.
- All work is to be completed in accordance with approved Victorian Gate Condo Association specifications and submitted window and door specifications.

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: Conyers/Moriarty (4-0-0) APPROVED.

**X.** OLD BUSINESS

**XI.** NEW BUSINESS

**XII.** ADJOURNMENT– Moriarty/Conyers (5-0-0) ADJOURNED 9:37pm.