

Meeting Agenda

Victorian Village Commission



Location: 111 N Front St., 2nd Floor, Room 204



Date: January 10, 2024



Time: 4:00pm

Commissioners Present: *Skinner, Sprite, Shah, Shuler, Conyers, Dodson*

Commissioners Absent: *Hissem*

Staff Present: *Vogel*

I. **Call to Order (Chair)**

- Next Business Meeting:
Wednesday, January 31, 2024 - 12:00pm (Noon)
111 N. Front St., 2nd Floor, Room 205
- Next Hearing:
Wednesday, February 14, 2024 - 4:00pm
111 N. Front St., 2nd Floor, Room 204
- Swear in Staff
- Introduction of Commissioners Present
- **Overview of Hearing Format**
- **Public Forum:**
City Attorney's Office Board/Commission Oath of Office and Pledge of Ethical Conduct
 - All seated Commissioners will raise their hand and repeat the oath. Assistant City Attorney, Joshua Monroe, will administer and notarize the oath, which will be filed with the City Clerk.

- II. **Approval of Staff Approvals** - The Victorian Village Commission hereby accepts all Staff Approved, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Skinner/Sprite (6-0-0) APPROVED.

- III. **Approval of Minutes from Last Meeting – December 13, 2023**
MOTION: Skinner/Sprite (6-0-0) APPROVED.

Applications for Certificates of Appropriateness

I. **Continued Applications**

1. **VV-23-12-013**

30 Price Ave

Kaufman Development (Applicant)/ Greenhouse Short North, LLC (Owner)

Approve application VV-23-12-013, 30 Price Ave., as submitted with the following clarifications:

Exterior Building Modification

- Install 8'5" tall and 7' long ground sign, per submitted documentation.
- Base of the sculptural ground sign to be 2' wide, per submitted documentation.
- **Note:** The height of the signage portion of the sculpture should be reduced to 5 feet, drawings to be submitted to HPO Staff prior to issuance of a Certificate.

- **Note:** This application was approved due to the unique conditions of the site and the proximity of the building to the street which necessitates a ground mounted sign closer to the right of way. The Commission also recognize the creative solution of separating the artwork that is adjacent to the sign.

MOTION: Skinner/Shuler (6-0-0) APPROVED.

2. [VV-23-12-010](#)

1061 Neil Ave

Ohio Power Solutions (Applicant)/ Nora Anderson (Owner)

Approve application VV-23-12-010, 1061 Neil Ave., as submitted with the following clarifications:

Exterior Building Modification

- Install roof mounted solar panels and accompanying equipment on detached garage facing the alley, per submitted documentation.
- **Note:** This application was approved as the applicant demonstrated that there is no other viable location to install the solar panels on the main house due to the hipped roof construction and obstacles on the roof.
- **Note:** The tree coverage on the property, which is encouraged by the Commission, prohibits the panels from being effective if they were located on the main house.
- **Note:** The panels will be installed on a secondary structure on an alley, which is the preferred location under the National Parks Service guidelines as opposed to the main historic building.
- **Note:** The panels will be facing an alley and not a primary street.
- **Note:** The tree coverage on the lot also prohibits installation on the east side of the garage and an eastern orientation of the panels would adversely impact the panels viability.

MOTION: Sprite/Shuler (6-0-0) APPROVED.

II. **New Applications**

3. [VV-24-01-005](#)

140 Buttles Ave.

Steven & Makenzie Mills (Owners)

Approve application VV-24-01-005, as submitted with the following clarifications:

Landscaping/Hardscaping

- Remove existing concrete retaining wall along West property line and build new 12" thick, max 26" high retaining wall, per submitted drawings.
- Walls to be of Rosetta Dimensional wall with 12.5" coping in Scioto color.
- Remove existing lattice fence and install new 6' tall dog-eared fence in the footprint of existing fence.
- Remove existing front (South) concrete walkway and replace with new concrete in same location.
- Limestone steps to remain.
- Remove existing rear (North) concrete patio and steps and replace in same configuration and size with new concrete.

- Remove two mature trees from the rear yard as indicated in photographs. Trees to not be replaced.
- **Note:** Retaining wall shall be a maximum height of 26" from grade at any point with the top of the wall remaining flat, to account for any grade variations.
- **Note:** Replacement concrete should receive a buff wash or micro-etched finished to blend in with the context.
- **Note:** One tree replacement to be placed on the property, with the species and location being reviewed by Subcommittee of Commissioner Shuler and Commissioner Skinner, prior to issuance of a Certificate.

MOTION: Skinner/Shuler (6-0-0) APPROVED.

4. [VV-24-01-006](#)

989 N. High St.

DaNite Sign Co. (Applicant)/ Starr/High LP (Owner)

Continue application VV-24-01-006, 989 N. High St., to allow the applicant time to accommodate Signage

- Install a new blade and wall sign on storefront elevation, per submitted materials.
- Blade sign:
 - Size to 2'6" x 5' x 10" aluminum cabinet sign.
 - Sign to be mounted via mortar joints.
 - "Tin Roof" to be HDPE letters with inset LED flex tubing.
 - "A Live Music Joint" to have a routed face and to be internally illuminated.
 - Dancing woman portion to be a LED Cloud Cabinet.
 - Sign to be installed 12'8" from grade.
- Wall Sign:
 - Size to be 2' x 12' 2" 3/8
 - Installed on mounted raceway that will be 10' from grade.
 - Raceway to be painted black and installed via mortar joints.
 - "Tin Roof" to have illuminated channel letters with LED faux neon.
 - Illumination for "A Live Music Joint" TBD.

MOTION: Sprite/Shah (6-0-0) CONTINUED.

Commissioner Comments:

- Commissioners stated that having the sign 12 feet from grade is more appropriate than 8 feet, which was much too low. It was noted that the Short North Design Guidelines state that the top of sign should not be more than 15 feet from grade and should be below the sill of the second story. There were concerns about whether the sign is too tall to fall below the second story window at the required minimum installation height of 10 feet from grade.
- It was noted that the sign is slightly too large and should come down in area slightly to fall within the maximum size of 12 square feet.
- The applicant is allowed to have both the projecting sign and the wall sign per the Short North Design Guidelines, but how the signs work together was a point of question for the Commission at the business meeting. The Commission felt that the elevation provided helped them understand how the signage will be used.

- The internal lighting of the signage is an issue for the Commission. The Commission noted that the signage could be revised to “push-through” elements to reduce the amount of internal illumination on the sign.
- Commissioners noted that it is a missed opportunity to have flat elements that look like light bulbs. It would be more appropriate to have real bulbs for the circular elements on the sign. It was noted that if a retro-style sign is desired then it should not be a flat cabinet. Old signs were not flat; therefore, this projecting sign should have an element of relief and be crafted in a way that replicates the way retro signage was constructed.
- The Commission agreed that a neon outline of the figure would be more appropriate than internally illuminating the cloud cabinet.
- If there is no other option for lighting “A Live Music Joint” on the projecting sign, the internal illumination of this small portion of the sign could be a compromise that is made by the Commission if the rest of the illumination is altered to be in line with the Short North Design Guidelines. Faux neon or halo-lighting would be preferred if possible.
- The Commission requested clarification on how the “A Live Music Joint” on the wall sign will be lit. They asked whether this would be individual bulbs or something that would mimic individual bulbs. It was echoed for the wall sign that a retro-style sign should have a retro-style construction, rather than being flat.
- The Commission requested that the applicant help the ownership or lessee get in contact with the Condo Association.

Post presentation by the applicants, Chair Conyers called all those wishing to speak in order of speaker slip received.

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Eric Gioglio 19 W. Starr Ave West Starr Avenue Condo Association	<ul style="list-style-type: none"> • Requests that property owner and latest lessee of the property work with the Condo Association to ensure the change of use proposed for this location does not harm quality of life for the Condo residents. • Requested help to get in touch with the lessee in particular. • Signage presented is the least of the Condo Association’s concerns at this time. • Concern lies with the greater plan for the space which is unclear to the residents at this time.

5. [VV-24-01-007](#)
17 W. 5th Ave.
Scout Services (Applicant)/ Lotto.com Inc. (Owner)
 Approve application VV-24-01-007, as submitted:
[Exterior Building Modification](#)

- Modify exterior door opening facing N. Wall St. and stripe into ROW, per submitted documentation.
- **Note:** The applicant to submit a product cut sheet for the transom window above the door, selected from the HPO approved windows list, to HPO Staff prior to issuance of a Certificate.

MOTION: Sprite/Shah (6-0-0) APPROVED.

6. [VV-24-01-008](#)

1025 and 1029 Hunter Ave

The Columbus Design Company (Applicant)/ Roby Development (Owner)

Recommend application VV-24-01-008a, 1025 and 1029 Hunter Ave., as submitted:

Variance Recommendation Request

- Area A: 1025 Hunter Avenue (PID: 010-038755).
Section 3333.23(c),(d), Minimum Side Yard permitted, to reduce the side yard for a detached garage from 3' to 0' for the common property line with Area B, 1029 Hunter Avenue, and to reduce both the north and south side yards of the proposed single-family dwelling from 5.83' to 3'.
- Area B: 1029 Hunter Avenue (PID: 010-053665).
Section 3333.23(c),(d), Minimum Side Yard permitted, to reduce the side yard for a detached garage from 3' to 0' for the common property line with Area A, 1025 Hunter Avenue, and to reduce both the north and south side yards from 5' to 2'.

MOTION: Skinner/Shah (6-0-0) RECOMMENDED.

Continue application VV-24-01-008b, 1025 and 1029 Hunter Ave., to allow the applicant time to address Commissioner comments:

New Construction

- Construct a two-story, single-family house, with basement and plunge pool, per submitted drawings.
- The house would measure approximately 18'-8" wide by 74' deep by 27'- 2" tall.
- Construct two, single-story garages.

MOTION: Skinner/Sprite (6-0-0) CONTINUED.

Commissioner Comments

- The Commission asked about lot coverage at the business meeting because the site looks like there is a lot going on. The program seems to overcover the lot. Hunter Avenue tends to have modest homes while this proposal is rather substantial.
- It was noted that a lawn is not necessarily being requested but that the applicant should consider permeability of the proposed paved materials, as the Commission are concerned with water runoff.
- Permeable surface on the walkway to the north would be helpful because the proposed house is very close to the neighboring home.
- The Commission understood the different roof pitches were proposed to differentiate between the front massing of the home and the rear portion but noted that this may not be necessary as the home will not be viewed from the side and a lower hipped roof would be more appropriate.

- The Commission asked why the egress window well is proposed to be on the front elevation of the property. Usually these appear on side or rear elevations. It was noted by the Commissioners that a new build should not need to shoehorn an element in.
- The Commission noted that a single garage door would be acceptable on the garage set closest to the alley to allow for an adequate turning radius.
- It was clarified that the lighting for the garages would be located in the eaves of the garages and the Commission requested that this is noted on the drawings.

7. [VV-24-01-009](#)

838-844 and 846-848 Neil Ave.

Jim Saltz (Applicant)/ Chris Perry (Owner)

Approve application VV-24-01-009, as submitted with the following clarifications:

Exterior Building Modifications/New Construction

- Repair or replace deteriorating balcony elements on both properties in like kind, per submitted documentation.
- Repair or replace porch ceilings, to match existing.
- New balcony elements to be painted to match existing.
 - Colors to be Sherwin Williams Vanillin (HGSW4038), Copper Plate (HGSW1122), and Pristine Wilderness (HGSW3262).
- K-style gutter system on balcony to be replaced in like kind. All existing box gutters to remain.
- Construction of a new shed (dimensions 9'0" deep by 10'0" wide, and 7'7" in height), per submitted documentation. Proposal for new shed door included in documentation.
- **Note:** Shed doors to be constructed of either metal or wood.

MOTION: Skinner/Sprite (6-0-0) APPROVED.

III. Staff Approved Applications

- **VV-24-01-001**

916-918 Harrison Avenue

James R Kress (Owner)

Approve application VV-24-01-001, 916-918 Harrison Avenue, as submitted with clarifications as 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. Paint color of wood trim to be SW 7018 "Dovetail", existing doors to be painted SW 7006 "Extra 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 of previously painted masonry to be SW 7018 "Dovetail".

- **VV-24-01-002**

1255 Neil Ave.

James Riedel (Owner)

Approve Application # VV-24-01-002, 1255 Neil Ave., with all clarifications, as noted:

- Remove all asphalt shingles on the front porch mansard roof down to the sheathing. Dispose of all debris according to Columbus City Code.
- Install new slate shingles to be either New North Country Black Slate or Used Penn Black Slate to match existing main roof of home.

Install Slate Roof

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

- **VV-24-01-003**

140 Buttles Ave.

Steven & Makenzie Mills (Owners)

Approve Application # VV-24-01-003, 140 Buttles Ave., with all clarifications, as noted:

- Paint 3 bay windows on the West elevation with existing color scheme.
- Paint color to be custom mix to match existing per submitted paint schedule. Any variation in finish color to be submitted to Historic Preservation Office staff for final review and approval.
- Repair/replace any missing/damaged/deteriorated bay window trim as necessary. All replacement wood to be same profile and dimension; like-for-like.

Exterior Wood Trim Painting

- Prepare all exterior wooden surfaces for painting using the appropriate hand tools. Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards. All replacement wood to be of same profile and dimension as the original; like-for-like.
- Prime all bare and new wood with the appropriate exterior primer according to manufacturer's specifications.
- Owner has the option of selecting one (1) of the following appropriate painting methods: a) paint all wood trim, windows, doors, etc. the exact same color as currently exists on the wood trim or, b) submit a new paint schedule to the Historic Preservation Office staff for final review and approval.
 - *Paint colors to be custom mix to match existing per submitted paint schedule. Any variation in finish color to be submitted to Historic Preservation Office staff for final review and approval.*

- **VV-24-01-004**

916-918 Harrison Avenue

Scott Kirschman (Owner)

Approve Application # VV-24-01-008, 995 Ewing Alley, with all clarifications, as noted.

Install New Door

- Remove existing deteriorated/non-original exterior door at the primary/east elevation.
- New door to be craftsman, six-lite, wood door per submitted cutsheet.
- Install new, solid core door in existing door jamb.
- Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides.
- Paint/stain color to be Benjamin Moore 1301 "Spanish Red".

IV. New Business

V. Old Business

VI. Adjournment 6:10 PM

MOTION: Shuler/Sprite (6-0-0) APPROVED.

Applicants or their representatives must attend this hearing for new and continued applications for Certificates of Appropriateness and Certificates of Approval. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. 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 or event 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 scheduled meeting or event to request an accommodation.