

Meeting Agenda

Victorian Village Commission



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



Date: May 8, 2024



Time: 4:00pm

Commissioners Present: *Shah, Hissem (arrived 4:06PM), Conyers, Sprite, Skinner (departed 6:13 PM), Dodson*

Commissioners Absent: *Shuler*

Staff Present: *Barnard-Sheehy, Graff*

I. Call to Order: 4:02PM

- **Next Business Meeting:**
Wednesday, May 29, 2025 - 12:00pm (Noon)
111 N. Front St., 2nd Floor, Room 205
- **Next Hearing:**
Wednesday, June 12, 2024 - 4:00pm
111 N. Front St., 2nd Floor, Room 204
- Swear in Staff
- Introduction of Commissioners Present
- **Overview of Hearing Format**
- **Public Forum:**
 - National Historic Preservation Month Recognition: Statement of Thanks from City of Columbus Deputy Director of Housing Strategies, Erin Prosser and Historic Preservation Officer, James Goodman.

- 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 – April 10, 2024**
MOTION: Sprite/Shah (6-0-0) APPROVED.

Applications for Certificates of Appropriateness

I. Staff Recommended Applications

1. VV-24-05-010

601 N High St

Cindy Kingery (Applicant)/ Yukon Plaza LTD (Owner)

[Yukon Building Approved Signage Package](#)

Approve application VV-24-05-010, 601 N High St, as submitted:

Signage

- Place three awning signs on existing hardware with new fabric and business name, per submitted documentation.
- Install halo lit blade sign measuring approximately 2' by 6'10," per submitted documentation.

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

II. Continued Applications

2. [VV-23-04-010](#)

365 W Hubbard Ave

Christopher Marlin Ayers (Owner)

Previous Materials

Approve application VV-23-04-010, 365 W Hubbard Ave, as submitted with the following clarifications:

Exterior Building Modification

- Replace existing GAF Timberline (Natural Shadow) shingles with Royal Sovereign GAF shingles in Nickel Gray (from the Approved Shingles List). Shingles to be removed from jumped box gutters.
- Install Cobra vent and galvanized metal for ridge and hips.
- Remove existing k-style gutters.
- Restore the box gutters to their original condition. Reparative work installed previously with roof remedied to expose original box gutters and the original condition.
- Applicant asked to provide change of scope info to HPO staff for review and subcommittee developed for support for staff. Scope to include section drawing of box gutters on roof/porch and details on proposed placement of new downspouts. Work to be reviewed by HPO staff and subcommittee consisting of Commissioners Sprite, Hissem, and Shah.

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

III. New Applications

3. [VV-24-05-011](#)

611 N High St

April Koenig (Applicant)/ Winans (Owner)

[Yukon Building Approved Signage Package](#)

Signage

MOVED TO STAFF APPROVAL

4. [VV-24-05-012](#)

948-954 Delaware Ave

Ben Engelman (Applicant)/ Peak Properties (Owner)

Continue application VV-24-05-011, 948-954 Delaware Ave, to allow the applicant time to refine the design.

This application is the result of a Code Violation for work already completed.

Exterior Building Modification

- Replace front porches on building, per submitted drawings.
- Switch hipped roofs to flat roofs, per submitted documentation.
- Simplify column details and switch railings from round bars to prefabricated railings, per submitted documentation.
- Paint new wood Chelsea Mauve (SW002) and Folkstone (SW6005).

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

Commissioner Comments:

- Goal to get back to original roofline and character itself. Current drawings don't represent.
- Shape of roof, gutter, downspouts, and column profile are different from previous configuration. These details need to match what was there.
- Character of the railing is important, needs to match but the Commission understands that the railing has to adhere to current Code. Wish to see the main historic character of the railing, which would include minimizing additions.
- The Commission suggested showing up to three options for railing designs for them to review and provide feedback on for the next hearing.
- Materials need to match what was there as well. Pressure treated wood is not typically approved.
- The two main basement windows need to be finished out with trim.
- The Commission requested a section through the railing and porch. From roof eave/soffit down through railing give understanding of steps and articulation to get back to existing.
- The Commission also recommended exploring a metal railing for the steps down to the sidewalk and having wood steps up to the porch landings.

5. [VV-24-05-013](#)

1226 Highland St

Kerry Hay (Applicant)/ John Kangas (Owner)

Approve application VV-24-05-013, 1226 Highland St, as submitted with the following clarifications:

Exterior Building Modification

- Add 25 solar panels to the two single story garages that front the alley, per submitted documentation.
- Solar panels will be installed flush with the roof.
- All electrical equipment to be moved to the garage interior, with the exception of the AC disconnect switch near the existing electrical meter, per code. No conduits exterior to the building, electrical run through the roof to the panels directly.
- Combiner box will either be within the garage or the main building.
- Trench not to disturb any existing plantings or trees, if it does updated materials to come back to the Commission for review.
- Application contingent on COA issued for roof replacement.
- Note: Please see COA#VV-24-06-011 for roofing approval.

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

6. [VV-24-05-014](#)

755 Dennison Ave and 217 Buttles

Jason Henry (Owner)

Following the presentation by the Applicants, Application #VV-24-05-014, was divided into Items 'a,' and 'b,' for clarity of action.

VV-24-05-014A

Approve application VV-24-05-014A, 755 Dennison Ave and 217 Buttles, as submitted
Landscaping

- Replace cracked sidewalk in front of both properties.
- Replace in like kind with a buff wash finish.

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

VV-24-05-014B

Continue application VV-24-05-014B, 755 Dennison Ave and 217 Buttles, to allow the applicant time to refine the design.

- Add stone border against the sidewalk, per submitted documentation.

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

Commissioner Comments:

- The Commission needs the proposed height of the stone clarified as the right height needs to be found.
- Commissioners support the texture but are concerned for how the uneven surface will meet the sidewalk with expansion and contraction. Need detail of how the two surfaces will line up with each other.
- Commissioners were also concerned with how the stone would terminate and suggested that the stone could start at the fence then come out to create a 2-4" retainer.
- Plant material in the bed also needs to be reviewed by the Commission and they would like to see what could potentially be in the planters.

7. [VV-24-05-021](#)

217 Buttles Ave

Jason Henry (Owner)

Recommend approval of application VV-24-05-021, 217 Buttles Ave, as submitted.

Variance

- Section 3332.037, R-2F residential district, allows one single-unit or one two-unit dwelling on a lot, while the applicant proposes a single-unit dwelling above a detached garage (carriage house) on a lot developed with a single-unit dwelling.

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

8. [VV-24-05-015](#)

1226 Forsythe Ave

Paul Fatkins (Applicant)/ Darren Schue (Owner)

Variances

MOVED TO STAFF APPROVAL

9. [VV-24-05-016](#)

845 Dennison Ave

Columbus Roofing Company (Applicant)/ Rick Grosh (Owner)

Approve application VV-24-05-016, 845 Dennison Ave, as submitted with any clarifications noted:

Exterior Building Modification

- Remove existing slate roof and asphalt shingles with CertainTeed Carriage House dimensional shingles in Stonegate Gray (from the approved shingles list).

- All hips and ridges to be capped with galvanized metal ridge roll to be painted “tinnerns red” or “gray,” per HPO roofing requirements.
- Note: The Commission recognizes its deviation from the updated guideline requirements regarding slate removal. A second slate assessment was not required from a licensed slate roofing contractor due to the clear deterioration of the existing slate which cannot be repaired, urgency in preventing further damage to the home, and HPO evaluation of the roof.

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

10. [VV-24-05-017](#)

174 W Fourth Ave

Lily Steckman (Owner)

Continue application VV-24-05-014B, 755 Dennison Ave and 217 Buttles, to allow the applicant time to refine the design.

Exterior Building Modification

- Remove existing rear deck.
- Construct a single-story addition measuring approximately 12’-8” by 14’-8,” per submitted documentation.
- Downsize existing second story 1-over-1 window to a casement, per submitted documentation.
- Windows would be Marvin Ultimate, door to be full lite Vista Grande Smooth fiberglass, and siding to be smooth Hardie panel vertical siding, per submitted documentation.

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

Commissioner Comments:

- Infilling windows is generally not okay. Commissioners want to see the opening maintained and recommended bringing down the pitch of the proposed roof.
- The proportion of the window on the side elevation is off. What’s proposed reads as a ribbon window.
- Commissioners would like to see double hung windows but acknowledge that other options could also be appropriate.
- The windows don’t have to match those on the house, but to match the rhythm of the windows on the house, two would be appropriate.
- The board and batten siding works well with the existing materials.
- A flat roof on the addition may balance out the flat roof porch on the front.

11. [VV-24-05-018](#)

244-246 Collins Ave

Donald J Damron (Owner)

Continue application VV-24-05-018, 244-246 Collins Ave, due to absence of the applicant.

The application is the result of work already completed by the Department of Public Service.

Landscaping

- Remove mature tree causing structural damage to the existing retaining wall and house’s foundation.
- Replace tree with seven son flower tree, per submitted documentation.

- Plant feathered reed grass, creeping phlox, hydrangeas, boxwoods, English ivy, spirea, variegated liriopse, Pennisetum, sedge, echinacea, catmint, and allium, per submitted documentation.
 - Remove and replace existing retaining wall, per submitted documentation.
 - Remove and replace poured concrete stairs and landings in like kind, to match existing.
- MOTION: Sprite/Shah (5-0-0) CONTINUED.

12. [VV-24-05-019](#)

41 W Third Ave

Urbanorder architecture (Applicant)/ Divination LLC (Owner)

Following the presentation by the Applicants, Application #VV-24-05-019, was divided into Items 'a,' and 'b,' for clarity of action.

VV-24-05-019A

Approve application VV-24-05-019A, 41 W Third Ave, as submitted with any clarifications noted:
Exterior Building Modification

- Remove existing enclosed side porch and add a new two-story enclosed porch addition.
- New addition to include new elevator and small third floor dormer.
- Add new rear addition to the existing rear addition. Addition to include cement board siding and trim.
- New windows and doors to be aluminum clad Marvin.
- Foundation to be split faced block.
- Applicant to submit details of materials for brick, shingles, and doors for HPO staff review and approval prior to issuance of a Certificate.

MOTION: Skinner/Shah (5-01) [Sprite] APPROVED.

VV-24-05-019B

Continue application VV-24-05-019B, 41 W Third Ave, to allow the applicant time to refine the design.

- Replace windows on the entire house with aluminum clad Marvin windows.

MOTION: Skinner/Shah (5-0-1) [Sprite] CONTINUED.

Commissioner Comments:

- Commissioners thought that the windows were a contributing feature of the house.
- Need more info to confirm or offset concerns of the team.
- Commissioners want to see the fenestration of the home maintained.
- A greater level of detail was needed for the proposed windows. Commission suggested to see a level of detail required to replace windows for a historic tax credit project which would include full jam head detail and dimensions for everything.

13. [VV-24-05-020](#)

148 Price Ave

Leonard Rettig Design Build (Applicant)/ Patrick McCarthy (Owner)

Approve application VV-24-05-020, 148 Price Ave, as submitted with any clarifications noted:
Exterior Building Modification

- Construct a 37'x14' two and a half story addition on the west side of the existing house, per submitted documentation.
- Construction of a masonry privacy fence between addition and existing garage.
- Construct a dormer on the south side of the existing roof, per submitted documentation. Option A2.2 with shed dormer and brick around the second story window. Applicant to submit updated drawings to HPO staff prior to issuance of a Certificate.
- Materials will include GAF Slateline shingles in either English Gray Slate or Weathered Slate, standing seam metal roof in black, Jeldwin Slateline windows in Bronze exterior cladding (on approved windows list), Hardie soffit vented smooth in birch tree, Hardie plank 5" exposure with a smooth finish in birch tree, aluminum railings, brick veneer, and composite decking, per submitted documentation.
- Porch to have two engaged columns (pilasters) on front porch. Applicant to submit updated drawings to HPO staff prior to issuance of a Certificate.

MOTION: Dodson/ (5-0-0) APPROVED.

IV. Staff Approved Applications

- **VV-24-05-001**

259 W Fourth St

Yianni Vitellas (Applicant)/ Komi Villas (Owner)

Approve application VV-24-05-001, 259 W Fourth St, as submitted with clarifications as noted:

- Replace damaged soffit on porches with new soffit to match existing materials and dimensions.
- Repair flashing and seal.
- Scrape fire escape to remove chipped paint, apply primer, and repaint black (Valspar Noir 4009-2).
- Repair metal fence at northeast corner of the property to match existing.
- Install handrail to exterior stairs at southwest corner to match previously approved panel design and submitted documentation.
- Install wrought iron handrail (Fortin F5) to be installed at south, southeast, and northeast steps.
- Panel rail to be painted Valspar Muskeg Grey (4005-2C) and Valspar Noir (4009-2), per submitted documentation.

Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

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 per submitted paint color chips.
- **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.

Install Stair Handrail

- Prior to the installation of the new handrail, examine the existing front porch service steps and perform any/all necessary site work to insure a stable and level foundation for the existing steps with appropriate slope for water drainage.
Install a new black metal handrail on *south and east elevations* in accordance with all applicable Columbus Building Codes **[Note: Plumbers pipe with a combination of street and conventional 90's is not appropriate and is not approved for use on this site.]** Style of rails to be selected from one (1) of the following appropriate options: a) Install black pipe

with malleable, adjustable fittings. Pipe diameter to be 1"-1 ¼" only; b) Install a one-piece, black, tubular steel rail & post unit. Tube diameter to be 1"- 1 ¼" only; c) Install a manufactured rail system per Fortin Welding & Mfg. Inc. (or like manufacturer) brochure, Model RSS, page #9.

- **VV-24-05-002**

326 Tappan St

Jenna Pitstick (Applicant)/ Mark and Jenna Pitstick (Owners)

Approve application VV-24-05-002, 326 Tappan St, as submitted with the following clarifications:

- Apply stain to existing privacy fence, top of pergola, back/side stairs and landing, and secondary side stairs, per submitted documentation.
- Stain color will be SW Charcoal 3036 Exterior Solid Stain, per submitted documentation.

Exterior Painting/Staining

- 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 fence, pergola, and stairs 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 per submitted paint/stain color chips.
- **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/stain 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-24-05-003**

222-226 W Second Ave

Joshua Wood (Applicant)

Approve application VV-24-05-003, 222-226 W Second Ave, as submitted with the following clarifications:

- Replace 7 windows with Marvin Elevate windows. Three windows on second floor of the east elevation and four windows on the north elevation, per submitted documentation.
- Note: All other windows on the property have been previously replaced.
- Replace rotted rail caps and column trim on the front porch, like for like to match existing.
- Replace rotten trim on two windows on the east elevation, per submitted documentation.
- Paint window sashes and doors SW Tricorn Black (SW 6258). Trim and siding to be painted Pratt & Lambert Paints Gray Moire (33-30 [Old #2250]).

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing windows on the east and north elevations of the house as per City Staff site visit determination.
- Install new, Marvin Elevate (1-OVER-1), all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Window

brochure or cutsheet to be submitted to the H. P. O. staff for final review and approval prior to installation.

- 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.

Trim & Rail Caps Repair

- Repair and or replace all damaged, deteriorated, and missing wood trim and rail caps on all front porch as necessary with new wood of exact same profile and dimension; like-for-like.

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 per submitted paint color chips.
- **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-24-05-004**

1142 Neil Ave

Kelly Allan & Barbara Haegan (Owners)

Approve Application # VV-24-05-004, 1142 Neil Ave, with all clarifications, as noted.

- Repair three windows on the east elevation's third floor per submitted documentation.
- Replace three windows on the west elevation's third floor with Pella Architect Series or Marvin Ultimate Next Generation 2.0 windows, per submitted documentation and the Approved Windows List.
- Note: Storm door and storm windows to be approved separately.

Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing windows on the west elevation's third floor as per City Staff site visit determination.

- Install new, Pella Architect Series or Marvin Ultimate Next Generation 2.0 (1-OVER-1), all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Window brochure or cutsheet to be submitted to the H. P. O. staff for final review and approval prior to installation.
 - 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.
- **VV-24-05-005**
984 Highland St
Teri Girkin (Applicant)/ Kristin Grimone (Owner)
Approve application VV-24-05-005, 984 Highland St, as submitted with the following clarifications:
 - Remove and replace EPDM roof with new black Versico EPDM, per submitted documentation.
 - Note: 984 and 986 Highland St share a flat roof, approval issued separately for 986 Highland St.Install New Rubber Roof
 - Remove any/all asphalt shingles or rolled roofing on the house 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.
 - **VV-24-05-006**
986 Highland St
Teri Girkin (Applicant)/ Brian Lee (Owner)
Approve application VV-24-05-005, 986 Highland St, as submitted with the following clarifications:
 - Remove and replace EPDM roof with new black Versico EPDM, per submitted documentation.
 - Note: 984 and 986 Highland St share a flat roof, approval issued separately for 984 Highland St.Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the house 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.
- **VV-24-05-007**
55 W Starr Ave
Jeff Dulle (Applicant)/ Elianah Lin LLC (Owner)
Approve application VV-24-05-007, 55 W Starr Ave, as submitted with the following clarifications:
 - Paint gutters, downspouts, and front porch railing Black Magic (SW 6991) to match trim.
 - Remove and replace concrete sidewalk in the lawn with new concrete in like kind, to match the existing layout, per submitted documentation.
 - Plant boxwood, perennials, flowers, and bushes in the front yard, per submitted documentation.
 - Plant new grass in the yard, per submitted documentation.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 per submitted paint color chips.
 - **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.Remove Existing Sidewalks and Install New Sidewalks
 - Remove any/all damaged and deteriorated, concrete public and service sidewalks, 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.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

- **VV-24-05-008**

851 Neil Ave

Jesse Bianconi (Owner)

Approve application VV-24-05-008, 851 Neil Ave, as submitted with the following clarifications:

- Remove and replace existing fence as previously laid out with two gates, per submitted documentation.
- New fence to be 6' tall board on board, per submitted documentation.

Install New Privacy Fence

- Remove the existing wood privacy fence and install a new six-feet high (6' H), wood privacy fence along the north property line in the rear yard, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.

Fence 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.

- **VV-24-05-008**

244-246 Collins Ave

Donald J Damron (Owner)

Approve application VV-24-05-008, 244-246 Collins Ave, as submitted with the following clarifications:

- Spot tuckpointing on the front sides and rear of the building to replace missing mortar.
- Repoint open stair step cracks above window and doors, rear wall and rear cracks on southeast corner.
- Remove and restore the east corner porch column and brick post, to match existing in like kind.
- Remove and restore porch column bricks and caps to reuse all original masonry bricks, blocks, and decorative caps, to match existing.
- Remove loose concrete on east and west porch base ledges as well as east and center cracked porch low wall caps and repair to match existing profile.

Spot Tuck Point-(partial)

- Check all mortar joints on house for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
Moisten surface with water, and spot point as needed 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 Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

Removal & Relaying of Original Brick and Masonry

- Relay the original brick and masonry on front porch with 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 Trust For Historic Preservation. 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-24-05-009**

231 W Hubbard Ave

Mariel Colman (Applicant)/ Daniel Moore & Mariel Colman (Owner)

Approve application VV-24-05-009, 231 W Hubbard Ave, as submitted with the following clarifications:

- Repair and reline existing box gutters, as needed.
- Existing box gutter fascia areas to be repaired to match existing.
- Existing decorative slate roof on porch will be removed and stored during gutter work. Slate will be reused and any broken slate to be match in kind to match existing color and shape.
- Remove and rebuild front porch's west most column. Replace existing footing to match existing dimensions. Restack masonry column base. Replace existing wood elements, in like kind. Temporary boards to be removed once the column after releveled.
- Paint repaired porch wood elements to match existing, per previously submitted color scheme. Colors to include Heraldic Ivory (SW2346), Goldmine (2257), Red Barn (SW 2307), and Roycroft Brass (SW2843).

Repair Box Gutters

- Examine all box gutters on the front porch and make any repairs and/or replace the existing box 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.

Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Removal & Relaying of Original Brick

- Relay the original brick and masonry on the west porch pier with 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 Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

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. 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.**
- **VV-24-05-011**
611 N High St
April Koenig (Applicant)/ Winans (Owner)
[Yukon Building Approved Signage Package](#)
Approve application VV-24-05-011, 611 N High St, as submitted:
Signage
 - Install 7'-2 3/8" x 32" double face externally illuminated blade sign (approximately 19.22 sq ft), per submitted documentation.
 - Sign to use existing hardware.
 - Note: Commissioners were supportive because the sign used the existing hardware and did not add additional electrical conduits to the façade.
 - **VV-24-05-015**
1226 Forsythe Ave

Paul Fatkins (Applicant)/ Darren Schue (Owner)

Recommend approval of application VV-24-05-015, 1226 Forsythe Ave, as submitted:

Variances

- 3333.02 AR-12, ARLD and AR-1 Permitted Uses: to allow two 1-unit dwellings on the same lot
- 3333.09 Lot Width required: 50'; whereas the lot is 30' in width
- 3333.11 Lot Size Required, ARLD area district requirements: In an ARLD area district no building shall be erected or altered except on a lot of record with an area which equals or exceeds 2,500 square feet in area per dwelling unit if an interior lot; whereas the proposal is for 2,250sf per dwelling unit
- 3333.23 Minimum side yard width is 5' (we want to conform existing dwelling's north side yard)
- 3333.24 Rear Yard: The rear yard to account for min 25% of the lot, whereas the ADU will have 0.02% Rear Yard.
- 3333.16 Fronting: Variance to allow a dwelling to front on an alley.

V. New Business

VI. Old Business

VII. Adjournment 6:28 PM

MOTION: Hissem/Shah (5-0-0) 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.