

Meeting Agenda

Victorian Village Commission



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



Date: September 11, 2024



Time: 4:00pm

I. Call to Order (Chair)

- Next Business Meeting:
Wednesday, September 25, 2024 - 12:00pm (Noon)
111 N. Front St., 2nd Floor, Room 205
- Next Hearing:
Wednesday, October 9, 2024 - 4:00pm
111 N. Front St., 2nd Floor, Room 204
- Swear in Staff
- Introduction of Commissioners Present
- **Overview of Hearing Format**
- **Public Forum:**

II. Approval of Staff Approvals

III. Approval of Minutes from Last Meeting – [August 14, 2024](#)

Applications for Certificates of Appropriateness

I. Continued Applications

1. **VV-24-07-021**

356-358 Wilber Ave

Gary Batke (Applicant)/ 356-358 Wilber Ave, LLC (Owner)

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

[2022 Site Visit Photos; 2022 Minutes](#)

Exterior Building Modification

- Remove and replace original wood windows on 358 (left side of the property) with Anderson E Series double hung aluminum clad windows to match the third-floor window approved in 2022 ([COA#VV-24-07-018C](#)).

The following information is for your reference and is taken from the unapproved Minutes of the August 14, 2024 Victorian Village Commission Meeting:

Continue application VV-24-07-021, 356-358 Wilber Ave, to allow for review of existing conditions and evaluation of the test cases.

MOTION: Sprite/Shah (5-0-0) CONTINUED.

Commissioner Comments:

- *The test case was just for the third-floor windows.*
- *The approval for a test case on the third floor does not automatically allow for the windows elsewhere on the house.*
- *Commissioners think that the side windows look rough and may be able to be replaced.*
- *Replacement windows require approval prior to that replacement being put in place.*
- *Commission will not approve replacement windows without a site visit.*

- *A site visit needs to occur to evaluate the current condition of the windows proposed for replacement and evaluate the third-floor windows to determine if the test case was successful. Commissioners Shuler and Shah to attend site visit with HPO staff.*

2. COA2400091

84 W Second Ave

Julia Goelz (Applicant)/ North Campus Rental (Owner)

Exterior Building Modification

- Paint siding, trim, and doors, per submitted documentation.
- Replace porch flooring and column bases on front porch, per submitted documentation.
- Repair soffits and paint to match existing.
- Remove and replace concrete sidewalks.

The following is taken from the unapproved minutes of the August 14th Victorian Village Commission Meeting:

Continue application COA2400091, 84 W Second Ave, due to absence of the applicant. This application is the result of a Code Violation for work already completed.

MOTION: Sprite/Shah (5-0-0) CONTINUED.

Commissioner Comments:

- *The submitted material appears to be beadboard for ceiling use, not flooring.*

3. VV-24-07-024

222 W Hubbard Ave

Alex Yeazel (Owner)

Exterior Building Modification

- Repair 10'x10' sloped roof on front of the building to fix existing leak.

The following is taken from the unapproved minutes of the August 14th Victorian Village Commission Meeting:

Continue application VV-24-07-024, 222 W Hubbard Ave, due to absence of the applicant.

MOTION: Sprite/Shah (5-0-0) CONTINUED.

Commissioner Comments:

- *Applicant needs to supply additional information to clarify what the current condition is and supply additional information to assist the Commission in understanding what is being proposed.*
- *A section drawing and additional photos would be helpful.*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30 P.M.

4. COA2400105

109 W Hubbard Ave

Cary Tessar (Applicant)/ North Campus Rental (Owner)

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

Previous Approval

Exterior Building Modification

- Construct porch stairs at an angle, per submitted documentation.
- Update porch roof, railings, and skirting, per submitted documentation.

The following is taken from the unapproved minutes of the August 14th Victorian Village Commission Meeting:

Continue application COA2300105, 109 W Hubbard Ave, due to absence of the applicant.

MOTION: Dodson/Shuler (5-0-0) CONTINUED.

Commissioner Comments:

- *The drawings need to be accurate; they currently don't match each other.*
- *There are issues with the angle of the roof, the porch roof is almost the same angle as the existing roof in the section drawing but not the rendering or west elevation drawing.*

II. New Application

5. COA2400188

853 Park St

Cliff Rosenberger (Applicant)/ Trevor Miller (Owner)

This application is a response to a Code Violation for work already completed.

Landscaping

- Install a 20' flag pole in the front yard of the property.
- Paint flagpole bronze, per submitted documentation.

6. COA2400195

30 Price Ave

Greenhouse Short North LLC (Owner)

Exterior Building Modification/Signage or Graphics

- Paint a mural on the east of the property, per submitted documentation.
- Mural to measure approximately 134" wide by 116" tall on existing CMU.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M.

7. COA2400198

686 Neil Ave

Michael Linsker (Applicant)/ Linsker Holdings LLC (Owner)

Exterior Building Modification

- Paint trim, gable, and soffits Sherwin Williams Iced Cube.
- All wood decking and exterior steps to be stained Sherwin Williams Charwood semi-solid stain.
- Retain a rear second story stairs and deck, per submitted documentation.

8. COA2400202

895 N High St

Rachel Kengeter (Applicant)/ Generation Rentals LTD (Owner)

Exterior Building Modification

- Install temporary murals at locations throughout Victorian Village, per submitted documentation.
- Existing vinyl murals removed and replaced with wheat pasting technique to adhere paper posters to this location.
- Murals to last approximately 9-12 months and can be power washed off to remove.
- Posters not to exceed 8'x8', will vary in size.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30 P.M.

III. Conceptual Applications

9. COA2400237

307 W Hubbard Ave

Chester Ridenour (Applicant)/ Julie Mickley (Owner)

Exterior Building Modification

- Remove existing front porch.
- Construct a new hipped roof porch at the northwest corner of the house, per submitted documentation.
- Options for new front porch are:
 - 3 fluted columns
 - 3 columns on pedestals
- Both porch options to have decorative molding at the top and bottom and a round rail between columns, per submitted documentation.

The following is taken from the unapproved August 14th, 2024, Victorian Village Commission Meeting Minutes:

Commissioner Comments:

- *The house has a very unique style.*

- *The applicant should double check the required setbacks on the property prior to trying to obtain a permit.*
- *A red maple is more appropriate as a traditional street tree than a serviceberry but the Commission understands that overhead power lines may be problematic. It was suggested to reach out the Department of Public Service and Recreation and Parks to check with both departments about their requirements or tree suggestions.*
- *The Commission is hesitant about approving new vinyl but was open to it since this would be a small space on the side of the porch roof. They were even more supportive when the applicant clarified that the vinyl siding would be reused from the porch roof area so that no new vinyl siding would be introduced.*
- *Commissioners warned the applicant to watch the gutters on the porch. All details should be included in the drawings such as gutters and downspouts. Sometimes those details can be overlooked.*
- *The porch skirting should not be diagonal lattice. Perpendicular or vertical lattice would be supported.*
- *The proposed design looks suburban. The Commission suggested using porches in the area as inspiration.*
- *They would also like to see additional contextual photos of the surrounding porches.*
- *Commissioners suggested bringing options for the roof, columns, and railings for the next hearing.*
- *They suggested the possibility of a hipped roof looking more appropriate on the porch but aren't certain it would work.*
- *Commissioners want to see a porch that will fit in with the character of the neighborhood and exploring options will allow them to help further the design and application along.*

IV. Staff Approved Applications

- **COA2400068**

326 Wilber Ave

JWAA Interiors (Applicant)/ Lee Lochtefeld (Owner)

Approve application COA2400068, 326 Wilber Ave, as submitted:

- Replace existing tongue and groove flooring on front porch, with 1x4 tongue and groove red balau.
- Replace side basement/cellar door hatch, to match existing.

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 1 1/2" minimum to 2 1/2" maximum flooring overhang on all outside edges.
- Install exterior grade, quarter-round molding to band board fascia, tight against all flooring overhang.
- Prime on all sides with porch floor enamel thinned with appropriate material prior to installation. After installation, topcoat with same porch floor enamel according to manufacturer's specifications for finish coat.
- Paint color chip to be submitted to Historic Preservation Office staff for final review and approval.

Prepare & Paint /Stain/Seal Wooden Porch Floor

- Prepare all wood porch flooring for repainting using the appropriate hand tools.
- Prime any/all bare wood flooring with porch floor enamel thinned with appropriate material prior to installation.
- Topcoat entire porch floor with same porch floor enamel according to manufacturer's specifications for finish coat. Paint color chip to be for final review and approval.

Install New Door(s)

- Remove existing deteriorated/non-original basement/cellar exterior door(s).
- New basement door to match existing.
- 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

- **COA2400074**

888 Neil Ave

Andrew Moore (Applicant)/ Molly Bower (Owner)

Approve application COA2400074, 888 Neil Ave, as submitted:

- Remove existing asphalt shingle roof (2 existing layers) and replace with CertainTeed Nickle Gray 3-tab shingles in Nickel Gray.
- No new skylights to be added nor replacement of any current skylights.

- Power vent to be removed and reset.
- Pipe stocks to be painted to match shingles (Rust-oleum Grantie), per submitted documentation.

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.
- 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 and/or soffit vents.

- **COA2400183**

856 Neil Ave

Eric Wilson & Gregory May (Owners)

Approve application COA2400183, 856 Neil Ave, as submitted:

- Remove and replace existing asphalt shingle roof with CertainTeed Carriage House shingles in Stonegate Gray.
- Metal ridge caps and valley flashing to be gray.
- Chimney flashing and chimney crickets to be updated and added on a chimney, per submitted documentation.

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.
- 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 and/or soffit vents.

- **COA2400056**

31 W Starr Ave

Juliet Bullock (Applicant)/ Rose and Dan Goldach (Owners)

Approve Application # COA2400056, 31 W Starr Ave, as submitted.

- Remove and replace windows in the second-floor unit with Marvin Ultimate, per submitted documentation. All windows sized to fit existing masonry openings.
- Patch and repair hole in roof/sheathing with CertainTeed 3-tab shingles in Nickle Gray.
- Repair soffits like for like, to match existing.
- Paint soffits French Roast (SW 6069), to match existing paint color.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing windows on the second floor as per submitted documentation.
- Install new, Marvin Ultimate (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.

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.
- 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 and/or soffit vents.

Soffit Repair

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

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.**
- **COA2400174**
55 W Starr Ave
Jeff Dulle (Applicant)/ Elianah Lin LLC (Owners)
Approve application #COA2400174, 55 W Starr Ave, as submitted:
 - Paint wood siding Antler Velvet (SW 9111) to match the painted brick, 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.
 - **VV-24-09-001**
1142 Neil Ave
Kelly Allan & Barbara Hargen (Owners)
Approve application VV-24-09-001, 1142 Neil Ave, as submitted with the following clarifications:
 - Replace existing second story storm door, per submitted documentation.

Install New Storm Door

 - Install a new, aluminum storm door at second floor door.

- Cut sheet and color chip for the new storm door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation of the door.

V. New Business

VI. Old Business

VII. Adjournment

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.