

## Meeting Agenda

### Victorian Village Commission



**Location:** 111 N Front St., 2<sup>nd</sup> Floor, Room 204



**Date:** February 14, 2024



**Time:** 4:00pm

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

- Next Business Meeting:  
Wednesday, February 28, 2024 - 12:00pm (Noon)  
111 N. Front St., 2nd Floor, Room 205
- Next Hearing:  
Wednesday, March 13, 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

#### III. Approval of Minutes from Last Meeting – [January 10, 2024](#)

#### Applications for Certificates of Appropriateness [Staff Reports](#)

#### I. Continued Applications

##### 1. [VV-23-12-011](#)

**1226 Forsythe Ave**

**Darren Schue (Owner)**

[Previous Materials](#)

New Construction

- Construct a two-story carriage house.
- Proposed footprint would measure 25'-5" deep by 20' wide being offset from the alley by 2'-8", per submitted documentation.
- The carriage house would measure 23'-4" overall with Owens Corning supreme 3-tab shingles in Estate gray.
- Windows would be Marvin Elevate 2-over-2 double hung.

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

**989 N. High St.**

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

[Previous Materials](#)

Signage

- Install a new blade and wall sign on storefront elevation, per submitted materials.

- Blade sign:
  - Size to 2' 3.25" x 4' 11" x 5" aluminum cabinet sign. Cabinet to have elements that extrude 2.5" either side.
  - Sign to be mounted via mortar joints.
  - "Tin Roof" to be HDPE letters with inset LED flex tubing.
  - "A Live Music Joint" to be non-illuminated, painted layered acrylic.
  - Dancing woman portion to be reverse Cloud Cabinet with external faux-neon illuminated outline.
  - Bulbs to be installed to illuminate the arrow.
  - Sign to be installed 11' 6" from grade.
- Wall Sign:
  - Size to be 2' x 6' 5/16"
  - Installed on mounted raceway that will be 10' from grade.
  - Raceway to be painted black and installed via mortar joints.
  - "Tin Roof" to have externally illuminated channel letters with LED faux neon.
  - Illumination for "A Live Music Joint" to be externally exposed LED modules.

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.

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

**1025 and 1029 Hunter Ave**

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

[Previous Materials](#)

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.
- Construct two, single-story garages.

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.

II. **New Applications**

4. [VV-24-02-004](#)

**871 Neil Avenue**

**Locke and Joy McKenzie (Owners)**

New Construction

- Remove existing deck and stairs and replace with new larger deck and new stair configuration, per submitted documentation.
- Install a new fire pit with stone surround and a pergola, per submitted drawings.

- Deck, patio and pergola to constructed from red cedar and stained with Valspar transparent stain.

5. [VV-24-02-005](#)

**705 N. High St.**

**Zoning Resources (Applicant)**

*A code violation has been issued for installation without approval.*

Signage

- Install a new wall sign on storefront elevation, per submitted materials.
- Proposed wall sign to be 32" x 120".
- Sign to have aluminum channel letters with clear acrylic trimless faces covered with vinyl to match channel letters, with internal illumination.

6. [VV-24-02-006](#)

**965 N. High St.**

**Zoning Resources (Applicant)**

Signage

- Install new blade sign and window sign, per submitted documentation.
- Install new vinyl graphics, per submitted documentation.
- Blade sign:
  - 2'3 3/8" x 5'2 3/4" in area.
  - "Mecha" to be halo-lit and cabinet to have a faux neon strip element at the edge of the cabinet.
  - Sign to be a vinyl print on aluminum skin, with the business name to be a white acrylic element.
- Wall Sign:
  - 2' 1/4" x 2' 1/4" x 6" in total massing.
  - Logo to be halo-lit.
  - Sign to be a painted aluminum cabinet with white acrylic lettering, overlaid with red vinyl.
- Vinyl Graphics:
  - Vinyl graphics of varying sizes applied to a number of storefront windows.
  - The cumulative area of the vinyl signs is less than 25% of the window space but larger than 6 sq. ft.

7. [VV-24-02-007](#)

**1035 Hunter Ave.**

**Urbanorder Architecture (Applicant)/ Sally MacLeod + Chuck Hootman (Owner)**

New Construction

- Rotate garage roof and construct two shed dormers to create a second story on garage, per submitted documentation.

8. [VV-24-02-008](#)

**989 N. High St.**

**Tin Roof Bars (Applicant)/Starr/High LP (Owner)**

Exterior Modification

- Replace portion of existing storefront, per submitted materials.
- Repair portion of existing storefront, per submitted materials.
- Install mechanical equipment and associated screening, per submitted documentation.
- Reopen an egress door on the addition to the rear of the property.

**III. Conceptual Applications**

**9. [VV-24-02-009](#)**

**148 Price Ave.**

**Dana Rettig (Applicant)/ Patrick McCarthy (Owner)**

**New Construction**

- Construct a two-story addition, with basement, per submitted documentation.
- Addition of a large dormer on south side of the roof and a shed roof over the back porch on north side of the property.
- Existing brick wall surrounding yard to be removed and replaced with new brick, per submitted documentation.

#### IV. Staff Approved Applications

- **VV-24-02-001**

**312 W. Hubbard Ave.**

**Klaus Roofing Systems (Applicant)/Orion Foss (Owner)**

Approve application VV-24-02-001, 312 W. Hubbard Avenue, as submitted with clarifications as 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 selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

☒ **CertainTeed**

**Carriage House (dimensional)**

☒ **Stonegate Gray**

☐ GAF

Slateline (dimensional)

☐ English Gray Slate

☐ Weathered Slate

☐ Certain Teed

(standard 3-tab)

☐ Nickel Gray

☐ GAF

Royal Sovereign (standard 3-tab)

☐ Nickel Gray

☐ Owens Corning

(standard 3-tab)

☐ Estate Gray

☐ Tamko

(standard 3-tab)

☐ Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal 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.

- **VV-24-02-002**

**325 W. Hubbard Ave.**

**Innovative Roofing Systems (Applicant)/Marcus Johnson (Owner)**

Approve Application # VV-24-02-002, 325 W. Hubbard Ave., as submitted with clarifications as noted:

- Repair box gutters in like kind and reline with new black E.P.D.M., to match existing.
- Clean and paint box gutters to match existing.
  - Color to be Sherwin Williams Victorian Renwick Olive (SW 2815).

#### Repair Box Gutters

- Examine all box gutters on the house 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 black E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
  - Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
  - Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.
- **VV-24-02-003**  
**640 Neil Ave.**  
**ProNova Contractors (Applicant)/Jason Mertens (Owner)**  
Approve Application # VV-24-02-003, 640 Neil Ave., as submitted with clarifications as noted:
    - Remove any/all damaged textured concrete block on South elevation of non-original garage with new concrete block to match existing in size, color and shape.
    - Replace existing damaged fiber cement siding on South elevation of non-original garage with new fiber cement siding of the same color and profile, as necessary; like-for-like.
      - Siding to be "White".
    - Replace existing damaged metal garage door on East elevation of non-original garage with new steel garage door, "Ideal Door – Traditional Steel Panel – Elegant Short Panel" to match existing. Door to be "White".

#### Repair Masonry Foundation Wall

- Remove any/all damaged material and replace with like-for-like materials as indicated by checked box. Replacement [ ] brick [X] block and/or [ ] stone to match existing in size, color, and shape. Mortar to match existing mortar in color, texture, hardness, and joint profile. The height, thickness, and length of the masonry wall is to remain the same following the completion of all repairs.

#### Repair/Replace Fiber Cement Siding

- The existing, non-original, fiber cement siding is in place and in good condition. Examine all siding on all elevations and replace any/all missing and damaged fiber cement siding with new fiber cement siding of the same color and profile, as necessary; like-for-like.

- Following any/all necessary repairs to the fiber cement siding and trim, prepare all fiber cement siding and trim for painting in accordance with all applicable industry standards and manufacturers' specifications.
- Apply the appropriate exterior paint for fiber cement surfaces, in accordance with industry standards and manufacturers' specifications.
- Paint all fiber siding to match the existing siding color as closely as possible, or submit a new exterior paint schedule to the Historic Preservation Office staff for final review and approval.

#### Replace Non-Original Garage Door

- Replacement of existing (1) deteriorated non-historic wood garage doors on non-original garage.
- Replace with (1) new wood garage door, "Ideal Door – Traditional Steel Panel – Elegant Short Panel", no windows, no faux hardware per submitted materials.
- New garage doors to be appropriate dimension and profile and to fit the original openings exactly; to match existing.
- 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.
  - Paint color to be a White finish.

#### **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](mailto:zdjones@columbus.gov), at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*