

Meeting Agenda

Victorian Village Commission



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



Date: August 14, 2024



Time: 4:00pm

I. Call to Order (Chair)

- Next Business Meeting:
Wednesday, August 28, 2024 - 12:00pm (Noon)
111 N. Front St., 2nd Floor, Room 205
- Next Hearing:
Wednesday, September 11, 2024 - 4:00pm
111 N. Front St., 2nd Floor, Room 204
- Swear in Staff
- Introduction of Commissioners Present
- **Overview of Hearing Format**118
-
- **Public Forum:**

II. Approval of Staff Approvals

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

Applications for Certificates of Appropriateness

I. Continued Applications

1. **VV-24-06-021**

111 Price Ave

Joshua Wood (Applicant)/ Tracy Harrison (Owner)

Exterior Building Modification

- Replace existing front doors with Palmer Donovan Fiberglass wrapped door and full glass sidelight.
- Replace metal full light doors in kitchen and dining room with Palmer Donovan fiberglass wrapped full, per submitted documentation.

The following information is for your reference and is taken from the Minutes of the June 12, 2024 Victorian Village Commission Meeting:

Continue application VV-24-06-021, 111 Price Ave, to allow for the applicant to submit additional materials.

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

Commissioner Comments:

- *Commission needs to see an inventory of character along Price Avenue to determine if the doors that were replaced, were replaced with approval and therefore if there's an existing precedent.*
- *Commissioners want to understand they're evaluating the door against.*
- *They also want to understand the existing materiality and composition of the doors.*
- *The proposed replacement doors will be evaluated against context as well as existing Code.*

- *New townhouses have doors that are similar*
- *Guidelines do not allow front doors to be material other than wood.*
- *Could applicant include additional photographs with addresses of other properties so that staff can confirm if there is a COA and what the materiality of the doors that are approved for similar age or historic homes (looking at materiality, composition, context, upholding code).*

2. VV-24-05-019B

938 Hunter Ave

Lee Mueller (Owner)

Exterior Building Modification

- Remove existing cedar shingle siding.
- Replace siding with James Hardie Plans with 7" reveal Cedarmill Colorplus, trim to be Artic White Hardie to be around window and door that weren't recently replaced. Corner boards will be Artic White, per submitted documentation.
- Standard windows and door heads and sill flashings. New standard mounting blocks.

Continue application VV-24-06-024, 938 Hunter Ave, to allow for the applicant to submit additional materials.

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

Commissioner Comments:

- *The Commission recommends a test patch of a maximum of 2'x2' to be explored on the house as well as on the addition. These test patches will confirm the existence and condition of siding beneath the cedar shingles.*
- *HPO staff recommended test patches a few feet off the ground as the bottom portion isn't typically a good indicator of the condition of the siding.*
- *The existing cedar shingles are past their lifespan and the Commission supports its removal.*
- *There's not enough information to determine if the original siding can be restored.*
- *Recommend working with HPO staff to schedule a site visit after test patches have been removed.*
- *The Commission recommended looking into wood siding contractors, noting the local landmark group might have contractor recommendations. It may take time to find the right contractor too.*
- *The additional test patches will assist the Commission in understanding what's currently under the cedar and be able to determine the best path forward, which may be a hybrid solution.*

II. New Application

3. COA2400119

938 Hunter Ave

Brian Kelly (Applicant)/ Lee Mueller (Owner)

Exterior Building Modification

- Retain updated window trim that does not match the original trim.

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

III. Continued Applications

4. VV-24-06-23B

332 W Second Ave

Urbanorder architecture (Applicant)/ Mike Bambrick + Meaghan FitzGerald (Owner)

Exterior Building Modification

- Replace doors and windows on the existing house, per submitted documentation.

The following information is for your reference and is taken from the unapproved Minutes of the June 12, 2024 Victorian Village Commission Meeting:

Continue application VV-24-06-023B, 111 Price Ave, to allow for the applicant to submit additional materials.

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

Commissioner Comments:

- *Commissioners want to make sure they're being consistent for all window removal applications and request that the applicant schedule a site visit for HPO staff to confirm if the windows are original and if they're good candidates for replacement.*

5. VV-24-05-019B

41 W Third Ave

Urbanorder architecture (Applicant)/ Divination LLC (Owner)

[Previous Materials](#)

Exterior Building Modification

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

The following information is for your reference and is taken from the Minutes of the May 8, 2024 Victorian Village Commission Meeting:

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.*

6. VV-24-07-023

312 W Hubbard Ave

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

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

Exterior Building Modification

- Retain the existing k-style gutters which replaced the half rounds.

The following is taken from the unapproved minutes of the Victorian Village Commission Meeting Minutes:

MOTION: Sprite/Dodson (4-0-0) CONTINUED.

Continue application VV-24-07-023, 312 W Hubbard Ave, due to absence of the applicant.

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

7. 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 Victorian Village Commission Meeting Minutes:

MOTION: Sprite/Shah (4-0-0) CONTINUED.

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

8. VV-24-05-012

948-954 Delaware Ave

Ben Engelman (Applicant)/ Peak Properties (Owner)

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).

The following information is for your reference and is taken from the unapproved Minutes of the May 8, 2024 Victorian Village Commission Meeting:

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.*

9. 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 July 10, 2024 Victorian Village Commission Meeting:

Continue application VV-24-07-021, 356-358 Wilber Ave, to allow applicant time to submit detailed photos of the test case window.

MOTION: Sprite/Shah (4-0-0) CONTINUED.

Commissioner Comments:

- *Commissioners can tell the window installed on the side does not meet requirements for historic windows. Has details inconsistent with historic windows.*
- *Commissioners who were present at the 2022 test case review recall that 3rd floor windows were in poorer condition compared to the other windows. There was great difficulty in sourcing materials at that time due to supply chain issues and demand after Covid. With that understanding tried to assist at that time with issues of contractors being nonresponsive such as approving the Anderson window as a test case.*
- *Commissioners requested that HPO staff to include the minutes from the last review for context.*
- *Appreciate the efforts by the owner to contact window repair professionals. Ask that staff provide examples of recent applications for window repair to the owner to assist in locating a window repair professional.*
- *Want to be sure being consistent and not skipping over step to evaluate test case window.*

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

IV. New Applications

10. VV-24-08-007

243-247 W Third Ave

Ben Engleman (Applicant)/ Peak Property (Owner)

Exterior Building Modification

- Replace rotting posts and add handrail to meet code height, per submitted documentation.

- Install TimberTech PVC flooring.
- Paint to match existing consisting of Rachel Pink (SW0026) spindles and Colonial Revival (SW0027) posts railings and decking.

11. COA2400091

84 W Second Ave

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

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

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.

12. VV-24-08-008

28-32 Buttles Ave

Kareem Amr (Applicant)/ TicTacToe LLC (Owner)

Exterior Building Modification

- Remove existing landscaping wall.
- Construct a free-standing new pergola, per submitted documentation.
- Install new fence along the back patio of the three-unit building, per submitted documentation.

The following information is for your reference and is taken from the unapproved Minutes of the July 10, 2024 Victorian Village Commission Meeting:

NO ACTION TAKEN.

Commissioner Comments:

- *Applicant noted they would be ok with free-standing pergola and will bring back additional existing condition photos.*
- *The Commission is not opposed to concept but recommend double checking the electrical situation as it is of concern.*
- *Even if pergola is free-standing, there may still be some code requirements and AEP clearance (AEP may have easement). The Drip loop overhead may require having cover and qualifications by contractor doing the work if constructing beneath the drip loop or within certain distance of electric.*
- *The Commission recommends when coming back to make sure the site plan includes and proposed landscape/hardscape, including if replacing concrete sidewalk, etc. to have complete picture.*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:00 P.M.

13. 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.

14. COA2400020

1187 N High St

Mark Gibson (Applicant)/ Short North Stage (Owner)

Previous Approval

Exterior Building Modification

- Repair and paint the wood elements of the front façade, including ticket booth, doors, ceiling, frames, and trim elements Tricorn Black (SW6258).
- Install 2x4 wood framing along backside of perimeter/marquee sign ensuring the banner display lays flat against the building.
- Install 1x6" trim around existing marquee sign and existing pole banner mounts. Trim will fill gap between wood sign and building.
- Replace weathered plywood under the banner sign, per submitted documentation.

V. Conceptual Applications

15. COA2400117

307 W Hubbard Ave

Chester Ridenour (Applicant)/ Julie Mickley (Owner)

Exterior Building Modification

- Demolish existing porch.
- Construct a new porch at the northwest corner of the house, per submitted documentation.
- New porch to have shed roof with asphalt shingles, 3 columns with up lighting and electric outlets, trim board below gutter line, single railing on steps, can lighting in ceiling, ceiling fan, vertical lattice below deck to ground.
- Columns to be 4x4 posts and wrapped in hardie board. Decorative trim to match existing columns.
- Porch flooring to be tongue and groove hard yellow pine, per submitted documentation. Same material for under the roof which will be painted white to match.
- Paint to match existing house color.

VI. Staff Approved Applications

- **VV-24-08-001**

1236 Highland St

David Andy (Applicant)/ Ronnie Thomas (Owner)

Approve application VV-24-08-001, 1236 Highland St, as submitted:

- Remove existing asphalt shingles and replace with GAF Slateline shingles in English Grey.

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:

[x] GAF

Style:

Slateline (dimensional)

Color:

[x] English Gray Slate

[] Weathered Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **VV-24-08-002**

47 W Third Ave

Seth Lawton (Owner)

Approve application VV-24-08-002, 47 W Third Ave, as submitted:

- Reset front walkway using existing bricks and stone steps which have shifted, per submitted documentation.
- Straighten existing fence post, per submitted documentation.
- Adjust existing stone wall besides steps to move stones closer to the steps, per submitted documentation.

Remove Existing Sidewalks and Reset Sidewalks

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Reset bricks and stones to match existing configuration, dimensions, and location.
- 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-24-08-003**
961 Dennison Ave
Mighty Dog Roofing (Applicant)/ Becca Groner (Owner)
Approve application VV-24-08-003, 961 Dennison Ave, as submitted:
 - Remove and replace existing asphalt shingle roof with Owens Corning Supreme 3-tab shingles in Estate Gray.
 - Remove existing hat vents and vent at ridge and/or edge, as needed.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.
- **VV-24-08-004**
686-688 Neil Ave
Michael Linsker (Applicant)/ Linsker Holdings, LLC (Owner)
Approve Application # VV-24-08-004, 686-688 Neil Ave, with all clarifications, as noted.
 - Remove and replace existing half round aluminum gutters and downspouts with new half round aluminum gutters and 4" downspouts, per submitted documentation.
 - Box gutters are to remain and not part of this scope of work.Install New Half-Round Gutters
 - Remove the existing, inappropriate, non-original, ogee gutter and corrugated down spouts and dispose of all debris according to Columbus City Code.
 - 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.
 - Install new, 5", half-round metal gutters and new round, metal down spouts of the appropriate dimension. Finish color to be white, per submitted documentaiton.

- 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.
- **COA2400044**
1061 Neil Ave
JF Baker's Sons Roofing (Applicant)/ Nora and Peter Anderson (Owners)
Approve application #COA2400044, 796 Neil Avenue, as submitted:
 - Remove and replace k-style gutters and downspouts with new 6" stainless steel, k-style gutters in Bronze and 3x4" rectangular aluminum downspouts in Terra Bronze, per submitted documentation.
 - Box gutters are to remain on porch and not part of this scope of work.Repair/Replace Gutters & Downspouts
 - Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
 - Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.
- **VV-24-08-005**
47 W Fourth Ave
Joshua Wood (Applicant)/ Matthew Bell (Owner)
Approve application VV-24-08-005, 47 W Fourth, as submitted with the following clarifications:
 - Paint body of house the same color, Antique Red (SW7587).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.

- **COA2400085**

1156 Neil Ave

Green Landscape Co. (Applicant)/ Dylan J. Wirtz (Owner)

Approve application COA2400085, 1156 Neil Ave., as submitted with the following clarifications:

- Install new handrails (2) on either side of service steps on the West elevation retaining wall, per submitted elevation and site plan.
- Handrails to be black powder coated metal.

Install Stair Handrail

- Prior to the installation of the new handrail, examine the existing service steps on the West elevation retaining wall 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 the existing service steps on the West elevation retaining wall 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-24-08-006**

1154 Neil Ave

Laurie Amato (Applicant)/ Joshua J Van Dixhorn (Owner)

Approve application VV-24-08-006, 1154 Neil Ave, as submitted:

- Remove and replace existing asphalt shingles with GAF Slateline shingles in Weathered Slate.
- Replace existing skylights on east roof slope with Velux manual skylight, per submitted documentation.
- Sheet over existing skylights on south elevation, covering the area with asphalt shingles to match the remainder of the roof.

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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
☐ 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.

Replace Non-Original Skylight Windows

- Replace all non-original, non-contributing skylight windows on the east roof pitch with new, Velux VS windows of appropriate dimension and profile and to fit the original openings exactly. Window brochure or cutsheet to be submitted to the H. P. O. staff for final review and approval prior to installation.
- 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.

VII. New Business

VIII. Old Business

IX. 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.