

Meeting Agenda

Victorian Village Commission



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



Date: April 9, 2025



Time: 4:00pm

I. Call to Order (Chair)

- Next Business Meeting:
Wednesday, April 30, 2025 - 12:00pm (Noon)
111 N. Front St., 2nd Floor, Room 205
- Next Hearing:
Wednesday, May 14, 2025 - 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 - [March 12, 2025](#)

Applications for Certificates of Appropriateness

I. Staff Recommended Applications

1. [COA2500231](#)

74 W Starr Ave

Columbus Design LLC (Applicant)/ Lezlee Levette (Owner)

Variance

- 3332.05 (A)(4) Area district lot width requirements: The existing lot is less than 50 feet wide. It is 35 feet wide.
- 3332.15 R-4 Area district requirements: The existing lot is less than 7,500 square feet. It is 4,750 square feet.
- 3332.18 (D) Basis of Computing Area: Increase the allotted building lot coverage ratio to 58% from 50%.
- 3332.21 Building Lines: Reduce W Starr Ave building setback from 21.25 feet to 16 feet
- 3332.25 Maximum side yard required: The total proposed side yards for the W Starr Ave building and garage building do not meet the 20% of lot width required. The proposed 6 feet is less than the 7 feet required.
- 3332.26 Minimum side yard required: The total proposed side yards for the W Starr Ave building and garage building do not meet the minimum 5 feet side yard. The proposed 3 feet is less than the 5 feet required.
- 3332.38 (G) Private garage height: Garage height limit is 15 feet. The proposed height is 25 feet to enable second floor storage.

II. Continued Applications

2. [COA2500121](#)

58-62 W Third Ave

Paul Fatkins (Applicant)/ VALC Investments LLC (Owner)

Variance

- [3312.09, Aisle](#): to reduce the aisle width/maneuvering from 20 feet to 18.31 feet, inclusive for all the surface parking area, for 90-degree parking spaces.

Exterior Building Modification

- Install four heat pumps on the building roof, per submitted documentation.
- Heat pumps to measure 27-13/32 × 36-5/8 × 13-13/16.

III. New Applications

3. [COA2500203](#)

762 Park St

Kevin Lykens (Applicant)/ C&W Investments CO 2 LLC (Owner)

Work has been started without an approval.

Exterior Building Alteration

- Remove an existing rear two story deck.
- Reconstruct two story deck, per submitted documentation.
- Alter rear stair configuration and add concrete walking path, per submitted materials.
- Alter railings, roof, and porch foundation, per submitted documentation.
- Alter locations of AC units.
- Remove board on board fence.
- Add new two panel steel door to basement.

4. [COA2500213](#)

935 Neil Ave

Precision Slate and Tile Roofing Co (Applicant)/ Robert Dodson II (Owner)

Exterior Building Alteration

- Remove and replace standing seam roof to match existing dimensions.
- Standing seam metal roof to be painted Hartford Green, per submitted documentation.
- Box gutters to be relined with copper; inspecting wood underneath current lining and replacing to match existing, as needed.

5. [COA2500207](#)

1103 Neil Ave

Scott Musuraca (Owner)

Variances

- [3332.039](#) R-4 Residential District: To allow two single-unit dwelling on a single lot.
- [3312.49](#) (Table 2) Required Parking: To allow for 3 parking spaces instead of the required 4.
- [3332.04\(A\)\(4\)](#) Area District Lot Width Requirements: To allow a lot width reduction from 50 feet to 35 feet.
- [3332.15](#) R-4 Area District Requirements: Requires a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area, while the applicant proposes two single-unit dwellings on a lot that contains 2,932± square feet, or

1,466 square feet per dwelling, pursuant to the lot area calculation in Section 3332.18(C).

- [3332.19](#) Fronting: To allow the new single-family dwelling (ADU) to front an alley.
- [3332.25\(B\)](#) Maximum Side Yard Required: To maintain maximum side yard of 0 feet instead of the required 7 feet.
- [3332.26\(C\)](#) Minimum Side Yard Permitted: To maintain minimum side yards of 0 feet on both sides of the existing ADU/detached garage.
- [3332.27](#) Rear Yard: To allow no rear yard for the proposed ADU above an existing detached garage.

IV. Conceptual Applications

6. [COA2500216](#)

721 N High St

CCG LLC (Applicant)/ SNP Diplomat LLC (Owner)

Conceptual Review

Exterior Building Modification

- Install 9'x 52'-6" flat awning which would be 10' high with an overall height of 13', per submitted documentation.
- Awning to have temporary enclosure, per submitted documentation.

The following is taken from the October 9, 2024 Victorian Village Commission Meeting:

Commissioner Comments:

- *The Commission is struggling to see the openness beyond the structure as it's a closed situation.*
- *The Commission wanted to confirm what the open position would be with the glass.*
- *They wanted to understand the footprint of the proposed structure in relation to the existing building and right-of-way.*
- *The Commission was concerned with how the structure would be anchored.*
- *They see this proposal as an addition that covers the historic character of the building's storefront.*
- *Don't see an addition in the public right-of-way being appropriate.*
- *The solution needs to be consistent to Code and Guidelines.*

The following is taken from the July 10, 2024 Victorian Village Commission Meeting:

Commissioner Comments:

- *Commissioners understand the programmatic reason behind the desire to have a continuous awning. But have concern that the barrel arch is out of character with the architectural features of the building, obscuring the transoms. Even within larger context, still have to take specific building into consideration.*
- *There is much architectural detail on the storefront level, covering historic character. The proposed awning color is fine, not an issue.*
- *Enclosure of all of first-floor storefront does not meet Short North Design Guidelines.*
- *Does need to be separate awnings. Posts not appropriate.*

- *Given that attaching the awnings will either create damage to the stone or the cast iron, will need to see the details of how the awning(s) will be affixed.*

V. Staff Approved Applications

• **COA2500134**

114 W Third Ave

Prestige Signs, LLC (Applicant)/ Apollo Third 100 LLC (Owner)

Approve application COA2500134, 114 W Third Ave, as submitted:

- Remove existing wall sign and install new, non-illuminated, aluminum panel sign on the south elevation, per submitted documentation.
- New sign to measure 15" high by 6' wide (approximately 7.5 sq ft), as submitted.

• **COA2500171**

332 W First Ave

JF Bakers Sons Inc (Applicant)/ Crystal Canan (Owner)

Approve application COA2500171, 332 W First Ave, as submitted:

- Remove existing asphalt shingle roof and replace with Certain Teed X-25 (standard three tab) shingles in Nickel Gray, per submitted documentation.
- Install red vented metal ridge roll, red valley metal, and red flashings.

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.

• **COA2500118**

862 Neil Ave

Wen Fu (Applicant)/ CAIFU Investments LLC (Owner)

Approve application COA2500118, 862 Neil Ave, as submitted:

- Remove and replace asphalt shingle roof with CertainTeed Carriage House (dimensional) shingles in Stonegate Gray.
- Note: Metal ridge and valley are HPO requirements; all venting should be done at ridge.

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] CertainTeed

Style:

Carriage House (dimensional)

Color:

[x] Stonegate Gray

- 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.

- **COA2500119**

862 Neil Ave

Wen Fu (Applicant)/ CAIFU Investments LLC (Owner)

Approve application COA2500119, 862 Neil Ave, as submitted:

- Repair rotten wood on the interior of the box gutter (no exterior wood will be replaced). Box gutters will be kept intact during this process.
- Reline gutter in areas of damage.

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 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.

- **COA2500158**

645 Dennison Ave

American Industrialized Set (Applicant)/ 645 Dennison LLC (Owner)

Approve application COA2500158, 645 Dennison Ave, as submitted:

- Remove and replace existing asphalt shingle roof with a standard 3-tab shingle in Nickel Gray (either CertainTeed or GAF).

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:

[x] Certain Teed

(standard 3-tab)

[x] Nickel Gray

[x] GAF

Royal Sovereign (standard 3-tab)

[x] Nickel Gray

- 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.

• **COA2500219**

96 W Starr Ave

Nate Ryan and Colin Ryan (Owner)

Approve application COA2500158, 645 Dennison Ave, as submitted:

- Spot tuck foundation and brick house, per submitted documentation.

Solid Tuck Point--(partial)

- Check all mortar joints for soundness on the house.
- Use hand tools to remove all mortar to a depth of 3/4".
Moisten surface with water and solid point 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>).

VI. New Business

VII. Old Business

VIII. 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.