

GERMAN VILLAGE COMMISSION

AGENDA

April 7, 2015

4:00 p.m.

German Village Meeting Haus – 588 S. Third Street

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you have any questions, please call the city's Historic Preservation Office staff at 645-8040.

If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT MONTHLY BUSINESS MEETING – 12:00 PM (NOON), Tuesday, April 28, 2015
50 WEST GAY STREET (BEACON BUILDING)
- III. NEXT COMMISSION HEARING – TUESDAY, May 5, 2015.
- IV. APPROVAL OF REGULAR MEETING MINUTES, Tuesday, March 3, 2015.
- V. SWEAR IN STAFF
- VI. STAFF APPROVALS
- VII. PUBLIC FORUM
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 15-4-14

40 Stewart Avenue

Southside STAY (Applicant)

Columbus City Schools (Owner)

An application has been submitted with photographs and a site plan.

Landscaping

- Install raised garden beds at southeast corner of the property for planting a variety of species for educational purposes, per submitted site plan. Total area of planting beds to be twenty-one by sixteen feet (21'x 16'); borders to be constructed of 2x12 pressure-treated lumber.
- Install wooden picnic table, low-profile steel storage container, and 65 gallon rain barrel, per submitted plans and specifications.

HOLDOVERS

2. 15-3-5

753 Mohawk Street

Chadwick & Allyson Irving (Applicant/Owner)

An application has been submitted with photographs, structural engineer's assessment, and a/c specifications. The application was reviewed and continued at the March 3, 2015 meeting, in the absence of the applicant.

Relocate A/C Unit



- Relocate existing air conditioner from side yard to non-original, non-contributing rear patio roof, per submitted specifications and structural engineer's conditions.
- A/c unit is to be located no more than one foot (1') from the support at the house and weight distributed over at least three joists.

3. 15-3-7

290 East Sycamore Street

Sycamore Property Group, LLC (Applicant/Owner)

An application has been submitted with

Demolition

- Demolish contributing, severely deteriorated and leaning two-story frame dwelling.

Construct New Single-Family Residence

- Plans for reconstruction on the site include a two-story single family home in approximately the same footprint, and a new two car garage.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:15PM

VARIANCE RECOMMENDATION

4. 15-4-15

756 Jaeger Street

William Hugus Architects, Ltd. (Applicant)

Darci L. Congrove (Owner)

An application has been submitted with a site plan and photographs. The project associated with the variance request was conceptually reviewed at the December 2, 2014 GVC meeting.

Variance Recommendation

- C.C. 3332.38 – to allow a detached garage to contain habitable space.
- C.C. 3332.35 – to allow an accessory building to contain habitable space which is not ordinarily appurtenant to the allowable principal use.

NEW APPLICATIONS

5. 15-4-2b

866 Macon Alley

Douglas K. Williams (Applicant/Owner)

An application has been submitted with photographs and window specification. Application #15-4-2 has been divided into item 'a' under Staff Approvals (see below) and item 'b' for German Village Commission review under New Applications.

Replace Windows

- Remove all deteriorated, non-original 6-over-6 wood windows on the house.
- Replace with new Pella Architects Series wood windows with 7/8" Integral Light Technology Grilles, to match existing configurations. New windows are to fit in the existing openings exactly.

6. 15-4-16

873 Mohawk Street

Tim Petroff (Applicant/Owner)

An application has been submitted with photographs and roof assessment.

Replace Slate Roof

- Remove all slate 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 asphalt shingles to match existing shingles on the front porch roof, GAF Timberline Natural Shadow in “Pewter Gray” color.
- 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.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30PM

7. 15-4-17

160 Thurman Avenue

CJ Andrews, Mode Architects (Applicant)

Joshua Zimmerman (Owner)

An application has been submitted with revised plans.

Carriage House

- Revise previously approved COA #14-3-9b for construction of a new carriage house to include one (1) additional 1-over-1 window on the first floor, south elevation, per revised, submitted plans.

CONCEPTUAL REVIEW

8. 15-4-18

1058 Jaeger Street

CJ Andrews, Mode Architects (Applicant)

William Ceramic (Owner)

An application has been submitted

Conceptual Review

- Construct rear addition.
- Remove non-original front porch and replace with a concrete stoop.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:45PM

9. 15-4-19

636 Mohawk Street

William Hugus Architects, Ltd. (Applicant)

Derek Ungless(Owner)

An application has been submitted with plans and photographs.

Conceptual Review

- Construct rear two-story addition on rear of two-story residence, per submitted plans and specifications.
- Remove non-original windows to restore recessed side porch.
- Install new concrete steps and new Hope Windows prefinished metal window and door in the opening, two feet in from the exterior wall.

10. 15-4-20

257 Lansing Street

Britta Larsen (Applicant/Owner)

An application has been submitted with photographs and a site plan.

Conceptual Review

- Construct two-story addition on rear of existing two-story home.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00PM

11. 15-4-21

157-159 Thurman Avenue

John Space (Applicant)

Trust of Kenneth G. Hass (Owner)

An application has been submitted with a structural engineer's report.

Conceptual Review

- Demolish all existing, deteriorated industrial and utility structures at the rear of the property.
- Construct new multi-unit residential development on the site, consisting of eight (8) townhouses.

NEW APPLICATION

12. 15-4-22

292 East Sycamore Street

Jill Shin & Zarko Piljak (Applicant/Owner)

An application has been submitted with a site plan and photograph. The work has been completed.

Install New Privacy Fence

- Install new wood privacy fence along the west side of the property, per submitted design and site plan.
- Style of the new wood fence is to be: Board-on-board, six foot high (6' h) wood fence, with two step downs toward the front of the property; all vertical boards to be installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence is 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.

STAFF APPROVALS

(The following applicants do not need to attend the hearing)

• **15-4-1**

595 South Third Street

Superior Home Maintenance Co. (Applicant)

John Reagan, Mohawk Properties (Owner)

Approve Application #15-4-1, 595 South Third Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all rubber roofing on the main roof 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 damaged and deteriorated metal flashing with new metal flashing of appropriate dimension, as necessary.
 - Re-install any/all terra cotta roof capping tiles on parapet wall; any deteriorated or damaged capping is to be replaced with new capping to match existing with sample to be submitted to Historic Preservation Office staff for approval prior to installation.
- **15-4-2a**
866 Macon Alley
Douglas K. Williams (Applicant/Owner)
Approve Application #15-4-2, 866 Macon Alley, as submitted, with all clarifications 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:

CertainTeed

GAF

Certain Teed

GAF

Owens Corning

Tamko

Style:

Carriage House (dimensional)

Slateline (dimensional)

(standard 3-tab)

Royal Sovereign (standard 3-tab)

(standard 3-tab)

(standard 3-tab)

Color:

Stonegate Gray

English Gray Slate

Weathered Slate

Nickel Gray

Nickel Gray

Estate Gray

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.

Repair/Repaint Exterior Door

- Make any/all necessary repairs to the existing wood entry door on the south side of the house and prepare surface for repainting, per industry standards.
- Prime and paint door with an appropriate exterior paint to match existing color (black).

• **15-4-3**

1110-1112 Jaeger Street

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

Approve Application #15-4-3, 1110-1112 Jaeger Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding, trim and wood railings on two exterior decks, as necessary. All replacement wood to be of exact same dimension and profile as the original, existing wood; 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 paint with appropriate exterior paint. Paint colors for finish coat are to be Valspar colors: "White", "High Speed Steel" and "Vintage Grey"
- **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.

• 15-4-4

250-252 Berger Alley

Trudeau's Fence Company (Applicant)

Andrew & Lisa VanderLind (Owner)

Approve Application #15-4-4, 250-252 Berger Alley, as submitted, with all clarifications noted:

Install New Privacy Fence

- Install new wood privacy fence in rear yard, per submitted design and site plan.
- Fence is 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.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six foot high (6' h), wood fence with the finished side out-facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six foot high (6' h), wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six foot high (6' h), wood fence with all vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts with the finished side out-facing the neighboring properties (i. e. all stringers and posts placed on the inside).

• 15-4-5

630 South Pearl Street

Superior Home Maintenance Co. (Applicant)

Gary Shimozato (Owner)

Approve Application #15-4-5, 630 South Pearl Street, as submitted, with all clarifications 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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate
		<input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> 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.

• 15-4-6

715 Mohawk Street

Demarco Roofing Inc. (Applicant)

David Phalen (Owner)

Approve Application #15-4-6, 715 Mohawk Street, as submitted, with all clarifications noted:

Reflash Skylights

- Remove deteriorated flashing around two (2) rear addition skylights. Dispose of all debris in accordance with Columbus City Code.

- Replace with new flashing, per submitted specifications and in accordance with industry standards, manufacturer's specifications and City Building Codes.

Install New Rubber Roof

- Remove any/all roofing on the front porch roof, 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.

Repair Box Gutters

- Temporarily remove three rows of shingles on the main roof; replace with new shingles to match existing when box gutter repair is completed.
- Examine all box gutters on the front porch and main roof 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.
- Replace deteriorated and damaged wood soffits, as necessary, with new wood soffits. All replacement wood to be of exact same dimension and profile as the original, existing wood; like-for-like.
- 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.

- **15-4-7**

703 South Fifth Street

Graham Stephenson (Applicant/Owner)

Approve Application #15-4-7, 703 South Fifth Street, as submitted, with all clarifications noted:

Install Fencing

- Add thirteen foot, five inch (13'5") section of wrought iron style fence in the rear side yard to connect existing front yard wrought iron fencing and rear wood privacy fencing, per submitted site plan.
- Style of the fence is to match existing adjacent gate, Fortin Ironworks F20S; height of the fence is to be fifty-one inches (51") to match existing adjacent fence.

- **15-4-8**

220 East Sycamore Street

Jay Panzer (Applicant/Owner)

Approve Application #15-4-8, 220 East Sycamore Street, as submitted, with all clarifications noted:

Relay Brick Driveway

- Remove section of brick driveway from the curb stop to the house to allow access to buried water line for necessary repairs. Set aside all brick pavers for reuse. Following repairs, backfill trench to previous level.
- Take up all remaining brick pavers in driveway; set aside. Regrade and level driveway, as necessary, in accordance with industry standards and all applicable City Codes.

- Relay driveway using existing brick pavers to match all existing dimensions and lay in the same pattern as existing; driveway to be returned to a solid surface or laid as a ribbon drive with grass strip in the center.

- **15-4-9**

790 City Park Avenue

John N. Schilling Inc. (Applicant)

Dave Allen (Owner)

Approve Application #15-4-9, 790 City Park Avenue, as submitted, with all clarifications noted:

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.
- Replace any/all missing, damaged and deteriorated metal flashing on all existing dormers.

- **15-4-10**

391 East Livingston Avenue

Seth Clarke (Applicant)

William Stewart & Celeste Malvar Stewart (Owner)

Approve Application #15-4-10, 391 East Livingston Avenue, as submitted, with all clarifications noted:

Install New Doors

- Remove existing deteriorated/non-original exterior double doors on the front (north) elevation.
- Install two (2) new, three quarter light wood doors to fit in existing door jamb exactly, per submitted specifications.
- Set on 1½ pair 3½" x 3½" 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.

- **15-4-11**

131 East Frankfort Street

Diana Webster (Applicant/Owner)

Approve Application #15-4-11, 131 East Frankfort Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the house and garage 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

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.

- **15-4-12**

774 South Sixth Street

Jeff Ferriell & Cheryl Hacker (Applicant/Owner)

Approve Application #15-4-12, 774 South Sixth Street, as submitted, with all clarifications noted:

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 paint with appropriate exterior paint. 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.
- **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.

- **15-4-13**

841 City Park Avenue

James Green, Ohio Exteriors, LLC (Applicant)

Jeannette Held (Owner)

Approve Application #15-4-13, 841 City Park Avenue, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all EPDM, and/or rolled roofing down to the sheathing on rear flat roof. 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.

IX. OLD BUSINESS

- Update to Hanging Signs staff approval description, which was revised to reflect concerns discussed at the February 3, 2015 GVC meeting.

X. NEW BUSINESS

XI. ADJOURNMENT