

**VICTORIAN VILLAGE COMMISSION  
MEETING MINUTES**

**Thursday August 14, 2014**

**6:15 p.m.**

**50 W. Gay Street, Ground Floor - Conference Room B**

**Commissioners Present:** Aaron Borchers, Marc Conte, Jack Decker, Lisl Kotheimer.

**Commissioners Absent:** Alfred Berthold, Fritz Harding, Jeffery Hissem.

**HPO Staff Present:** James Goodman.

- I. CALL TO ORDER – 6:56pm.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, September 4, 2014 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, September 11, 2014.
- IV. APPROVAL OF MINUTES – Thursday, July 10, 2014. MOTION: Decker/Borchers (4-0-0) APPROVED.
- V. PUBLIC FORUM
- VI. SWEAR IN STAFF
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**CONTINUED APPLICATIONS**

**1. 14-4-20b**

**661 Dennison Avenue**

**Nicole & Rhett Ricart (Owners)**

Approve application #14-4-20b, 661 Dennison Avenue, as submitted with the following clarifications:

- Install landscape plantings and new walkways.
- A steel edge should be imbedded in the concrete base to hold the paving material in place.

MOTION: Decker/Borchers (4-0-0) APPROVED.

**VARIANCE RECOMMENDATIONS**

**2. 14-8-13**

**991 Dennison Avenue**

**Connie J. Klema, Attorney (Applicant)**

**SND Partners, LLC (Owner)**

Continue application #14-8-13, 991 Dennison Avenue, at the applicant's request:

Variance Recommendation Request

- Rezone from "Parking-P2" to "AR-0".

**Lot No.1**

- CC3312.13(8): To permit a driveway at the street right of way to be less than 20' and to be 10'.
- CC3312.25: To permit maneuvering for two parking spaces to be less than 20' and to be on a driveway easement granted for use by said parking spaces.
- CC3312.49: To permit less than 80 parking spaces and to permit 57 parking spaces.
- CC3321.05(8)(2): Vision clearance at the intersection of streets to be less than a 30' right angle triangle and to be a 7' and 6' right angle triangle at Dennison Avenue and Starr Avenue.
- CC3333.15: To permit a residential building to cover more than 50 percent of the lot area and to cover 70.2 percent of the lot area.
- CC3333.18: To permit the building lines of a residential building to be less than 25' and to be 4' 6" on Dennison Ave. and 1' 11" on Starr Ave.

- CC3333.24: To permit a rear yard totaling less than 25 percent of the total lot area and to be in accordance with the site plan approved by the Victorian Village Commission.
- CC3333.25: To permit structures and ordinary projections in the side and rear yards.
- CC3333.26: To permit the height to be greater than 35' and to be 52'.

**Lot No.2**

- CC3312.13(8): To permit a driveway at the street right of way to be less than 20' and to be 10'.
- CC3312.25: To permit maneuvering for two parking spaces into an area less than 20' and to be 10' and to be on an additional 10' driveway easement granted for use by said parking spaces.
- CC3321.05(8)(2): Vision clearance at the intersection of streets to be less than a 30' right angle triangle and to be a 12.5' right angle triangle at Dennison Ave. and Second Ave.
- CC3333.04: Permitted uses in AR-0 to permit two (2)- two (2) unit dwellings.
- CC3333.16: To permit two (2)-two (2) unit dwellings to not front upon a public street.
- CC3333.18: To permit the building lines of a residential building to be less than 25' and to be 10" on Second Ave. and 2' 10 inches at Dennison Ave.
- CC3333.255: To permit a perimeter yard along Ewing Alley and the north property line to be less than 25' and to be 0'.
- CC3333.26: To permit the height to be greater than 35' and to be 40'.

MOTION: Decker/Borchers (4-0-0) CONTINUED.

**NEW APPLICATIONS**

**3. 14-8-14**

**937 North High Street**

**DaNite Sign Co. (Applicant) Wood Companies (Owner)**

Approve application #14-8-14, 937 North High Street, as submitted with the following clarifications:

- Install 36" x 36" projecting sign with edge-lit LED illumination (non-glowing option).
- Install 36"-wide neon window sign.
- Install 18"-wide white door vinyl (name, logo, and business hours).
- Paint storefront; color to be Sherwin Williams "Tricorn Black" (SW6258).

MOTION: Decker/Borchers (4-0-0) APPROVED.

**4. 14-8-15**

**719 & 721 North High Street**

**Imperial Renovations & Design (Applicant) Wood Companies (Owner)**

*After presentation by the Applicant and discussion by the Victorian Village Commission, Application #14-8-15 was divided into items 'a' and 'b' for clarity of review and the following motions were made, votes taken, and results recorded:*

Approve application #14-8-15a, 719 & 721 North High Street, as submitted with the following clarifications:

- Install new hanging sign on existing bracket. Sign to be 48" x 36" in size per submitted drawing.
- Replace wood panels on sidewalk-seating railing with "Orange" canvas.

MOTION: Decker/Borchers (4-0-0) APPROVED.

Continue application #14-8-15b, 719 & 721 North High Street, to allow the applicant time to submit revised information:

- Install tempered glass veneer overlay with internal LED illumination in existing transom windows.
- Install 16'-4"-W x 36"-H x 30"-D tempered glass and canvas entry hood/awning with internal LED illumination at entry door; or 16'-4"-W x 36"-H x 30"-D "Black" canvas entry hood/awning.

MOTION: Decker/ Kotheimer (4-0-0) CONTINUED.

**Commissioner Comments**

- Commissioners discussed the Short North Guidelines (SNDG) and that the use of any internal illumination would not meet the established standards.

- The removal of the existing barrel awnings is strongly supported by the Commission.
- The Commission indicated that the appropriate way to rehabilitate the existing transom windows would be reopening the transom areas on the inside of the space and replacing any transom glass as needed to have clear, non-painted/frosted glass sized to fit the existing transom openings.
- A more traditional style awning, in keeping with the SNDG, should be developed for the main entry space.

**5. WITHDRAWN**

**6. 14-8-17**

**846 North Park Street**

**Urban Order Architecture (Applicant)                      Mike & Amy Dunn (Owners)**

Approve application #14-8-17, 846 North Park Street, as submitted:

- Convert existing door opening on side elevation to a window opening to match the adjacent window.
- Add a new full-light door on the rear elevation, including a new limestone faced concrete stoop, and a wood porch hood.
- All brick infill to be salvaged brick with mortar to match existing.

MOTION: Decker/Kotheimer (4-0-0) APPROVED.

**7. 14-8-18**

**846 North Park Street**

**Outdoor Pace Design (Applicant)                      Mike & Amy Dunn (Owners)**

Approve application #14-8-18, 946 North Park Street, as submitted:

- Remove existing entry stair handrail and replace with Fortin #R5 rail.
- Addition of bluestone entry landing and limestone garden wall.
- New plantings throughout property.
- Proposed rear stoop will be constructed of limestone with Fortin #F5 rail.
- Secondary rear stoop will be constructed of wood.
- Bluestone patio and brick pathways will be expanded.
- Koi pond will be renovated.
- Addition of Spa, deck, and fire pit.

MOTION: Decker/Borchers (4-0-0) APPROVED.

**8. 14-8-19**

**1217 Neil Avenue**

**Juliet Bullock Architects (Applicant)                      Matt Jurkowitz (Owner)**

Continue application #14-8-19, 1217 Neil Avenue, to allow the applicant time to submit revised designs:

- Construct new screen porch on rear elevation.
- Infill rear porch.

MOTION: Decker/Borchers (4-0-0) CONTINUED.

Commissioner Comments

- Commissioners discussed that the proposed screened porch and covering the rear bay would not be meet the standards and guidelines of the district.
- The Commission suggested that the design be more porch-like and be shifted towards the existing porch area, thereby maintaining the historic rear bay.

**9. 14-8-20**

**960 Hunter Avenue**

**Juliet Bullock Architects (Applicant)                      Chad Seiber (Owner)**

*After presentation by the Applicant and discussion by the Victorian Village Commission, Application #14-8-20 was divided into items 'a' and 'b' for clarity of review and the following motions were made, votes taken, and results recorded:*

Recommend Approval of application #14-8-20a, 960 Hunter Avenue, as submitted:

Variance Recommendation Request

- CC3333.02: ARLD District use.
- CC3333.055: single or two-family exception.
- CC3333.16: fronting public Street.
- CC3333.24: rear yard.

MOTION: Decker/Borchers (4-0-0) RECOMMEND APPROVAL.

Approve application #14-8-20b, 946 North Park Street, as submitted with the following clarifications:

- Construction of new 3-car carriage house with living unit.
- Metal ridge roll and valleys are to be added to the design.

MOTION: Decker/Borchers (4-0-0) APPROVED.

**10. 14-8-21**

**913 Neil Avenue**

**WSA Studio (Applicant) Will Allen (Owner)**

Conceptual Review

- Construct two-story rear addition with rooftop deck.
- Construct rear deck and associated exterior fireplace.

NO ACTION TAKEN [Conte Recused]

Commissioner Comments

- Commissioner Borchers – The “box dormer” is a concern, its treatment should look more like the existing dormer than a flat box. The style of door should look more like a window. Discussed the possibility of using plate glass for the balcony railing instead of the metal.
- Commissioner Kotheimer – The section of the transition between the existing house and the new addition should be traditional in design. The west elevation should be revised; currently there is too much metal, should consider the use of more glass instead of solid materials. Alternate materials should be considered. The design should use wood & masonry where those materials would historically be used.
- Commissioner Decker – Does not support the rooftop deck. Is concerned with the modern design and that it does not relate to the historic structure.

**11. 14-8-22**

**770-786 North Park Street (Hubbard Park Place)**

**Schooley Caldwell Associates (Applicant) Hubbard Park Place, LLC (Owner)**

Continue application #14-8-22, 770-786 North Park Street, at the applicant’s request:

- Construct new development on approximately 1 acre site.
- New development to include 100-110 apartments, 10,000-sqft of office space, and approximately 155 parking spaces.
- The design features ‘brownstone’ style townhomes fronting Hubbard Avenue and Park Street, a courtyard, and an apartment building relating to the High Street corridor.
- One level of parking will be entirely below grade and cover nearly the entire site. The second level of parking will be approximate 5’ above grade and behind the ‘brownstones’.

MOTION: Decker/Borchers (4-0-0) CONTINUED.

**CONCEPTUAL REVIEW APPLICATIONS**

**12. 14-8-23**

**47-49 West Fifth Avenue**

**Nick Stamos (Owner)**

Conceptual Review

- Remove Aluminum siding and 2x4s on exterior front elevation.
- Remove awning covering the transom windows on front elevation.

- Remove rotted wood at storefronts and replace per submitted drawing; including brick at foundation level.
- Remove existing concrete parging on side of building and tuckpoint brick.

NO ACTION TAKEN

Commissioner Comments

- Commissioners discussed the proposed mortar/sand treatment on the concrete block surrounding the window on the front façade. A 1' x 1' test patch of the treatment should be undertaken for review by Staff and the Commission.
- The extended window trim from the previous siding installation should be cut back to the existing façade depth.
- The currently exposed section of brick on the side elevation should be re-mortared and re-parged do to the damage of the brick.

**13. 14-8-24**

**78 Price Avenue**

**Mode Architects (Applicant)**

**Robert & Kathleen Gorman (Owners)**

Conceptual Review

- Construct 1 ½ story rear addition to existing home.
- Construct a new wood deck in rear yard and new 6' wood privacy fence.
- The addition will include a first floor master suite with a roof-top patio above.

NO ACTION TAKEN

Commissioner Comments

- Commissioners indicated some concern with the size of the rooftop deck. The applicant should investigate designs that create more of a balcony space with more gabled area.
- Potential window locations should be shown on future iterations of the proposed addition.
- The appropriateness of the raised platform will depend upon the materials, height, and square-footage.

**14. 14-8-25**

**991 Dennison Avenue**

**Berardi + Partners (Applicant)**

**SND Partners, LLC (Owner)**

Conceptual Review

- Construction of several styles of residential buildings on 1.16 acre site.
- The southern portion of the site is proposed to be developed in the style of 2.5-story 'brownstone' townhomes as individual dwelling units, with integrated garage spaces accessed through an interior court.
- The northern portion of the site is proposed to be developed with a 3.5-story building including a 4.5-story building element at Starr Avenue.
- All parking levels will be set approximately 4-ft below existing grade.
- Buildings have been set back from the right-of-way to preserve green space.
- As proposed the brownstone development includes 16 dwelling units with 44 parking spaces, and the north segment includes 53 dwelling units with 55 parking spaces.

NO ACTION TAKEN

*Following the presentation by the applicant, Chair Conte called all those wishing to speak in order of speaker slips received.*

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Jaclyn Meade 1012 Hunter Ave.	Neighboring residents continue to be concerned with the currently proposed parking, as well as the size of the northern section of the development and its visibility from Hunter Avenue.

Commissioner Comments

- Commissioner Decker – The fenestration still seems to need a bit more work. The end building's window ratio appears a bit odd. Otherwise, the project has come a long way.

- Commissioner Conte – The ground level elevation of the northern building and how it relates to the street requires more work.
- Commissioner Kotheimer – Landscaping should not be used to cover-up anything. The area around the main entrance has elements that look like the rear of a building. Without plant materials the first floor looks somewhat unfinished.
- Commissioner Borchers – The bottom level seems less developed, the details are all above the first floor. Asked if the grates could be changed to windows, and suggested that adding additional doors and/or using a material change could help the ground level and the overall design. The carriage house buildings look good. The columns at the entries seem a bit oversized.

**15. 14-8-26**

**1055 North High Street**

**Jonathan Barnes Architecture & Design (Applicant)**

**Ibel Properties, Inc. (Owner)**

Conceptual Review

- Demolition of a non-contributing 1-story office building.
- Construction a 4-story and 6-story, 41,000-sqft apartment development.
- The development will consist of 32 apartments on 5 floors above 1 level of parking and retail use.

NO ACTION TAKEN

Commissioner Comments

- Commissioner Decker – The concept for the project is very interesting. The surrounding contributing properties in this section of High Street is lower than average; however, height could be an issue. New/contemporary architecture should incorporate some design elements that reflect the existing neighborhood fabric. Is uncomfortable with the massing. Exterior design elements should be used to relate to the site surroundings.
- Commissioner Conte – While the former Beyers Building is contributing, it is atypical of the corridor; no matter what would be built next door the new building would be a significant contrast, and it's okay to be a height contrast too. The applicant should consider "micro retail" for the commercial space. The elimination of one of the curb-cuts would allow the building to wrap more around to the side street. In regard to the materials, new should look new but still needs to fit within the neighborhood. The smart car concept is a very interesting idea; bicycle accommodations should also be included.
- Commissioner Kotheimer – Is concerned that there might not be enough demand for such small units. Recommended that a warm color scheme and a cool color scheme be developed. The current design proposes to use 100% of the site and will be very close to the neighboring buildings, the applicant is encouraged to lower the design of the garage edge to soften the visual transition.
- Commissioner Borchers – Believes that there would be interested tenants if the project is constructed. The concept of the micro-apartments is very interesting. An elevation should be developed showing the High Street context. The proposed height could be appropriate. The modern design is very good, and personally would not recommend that the design integrate any Victorian architectural elements. The current "deck" at the corner is a good way to address the intersection.

**STAFF RECOMMENDED APPLICATIONS**

**16. 14-8-27**

**40 West Third Avenue**

**40 West, LLC (Owner)**

Approve application #14-8-27, 40 West Third Avenue, as submitted:

Staff Recommended Application

- Installation of 5'6" x 5'6" temporary construction signage.
- Option 1: is to construct the sign of plywood and install on 4x4 posts; Option 2: is to construct the sign in tyveck and hang on construction fence.
- Sign proposed to be at site during construction phase of building redevelopment.

- The installation is approved for a period of six (6) months and may be renewed by HPO Staff in consultation with the Victorian Village Commission.

MOTION: Decker/Kotheimer (4-0-0) APPROVED.

**17. 14-8-28**

**759-761 North High Street**

**JD ADL, LLC (Applicant)                      Short North Real Estate (Owner)**

Approve application #14-8-28, 759-761 North High Street, as submitted:

Staff Recommended Application

- Install new 33" x 21.5 "hanging sign on existing bracket.
- Install new interior window graphic.
- Paint store front; color to be Pantone #5395.

MOTION: Decker/Borchers (4-0-0) APPROVED.

**18. 14-8-29**

**1243 Neil Avenue**

**Paul Hixon & Robert Dean (Owners)**

Approve application #14-8-29, 1243 Neil Avenue, as submitted:

Staff Recommended Application

- Install new 36"-tall wrought iron fence and associated gate in front yard per submitted siteplan.
- Fence to be Fortin Ironworks #F49S with gate #WG-502.
- Install new 54"-tall drive-gate across driveway at back of house per submitted siteplan.

MOTION: Decker/Borchers (4-0-0) APPROVED.

**19. 14-8-30**

**Victorian Gate Condominiums (Multiple Addresses)**

**Victorian Gate Condominium Association (Owner)**

Approve application #14-8-30, Victorian Gate Condominiums (Multiple Addresses), as submitted:

Staff Recommended Application

- Replace all deteriorated wood banisters.
- New material to be synthetic "Lumberock" with copper caps.
- All existing balcony railings are currently synthetic material.

MOTION: Decker/Kotheimer (4-0-0) APPROVED.

**STAFF APPROVED APPLICATIONS**

• **14-8-1**

**892-898 Neil Avenue**

**Kohr Royer Griffith (Applicant)                      William Weiss (Owner)**

Approve Application #14-8-1, 892-898 Neil Avenue, as submitted with any/all clarifications noted:

- Paint all windows, trim, doors, and porches as needed to match existing.

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.**
  
- **14-8-2**  
**105-107 West First Avenue**  
**Airtron Heating & Air Conditioning (Applicant)                      Fragoulis Investments, LLC (Owner)**  
Approve Application #14-8-2, 105-107 West First Avenue, as submitted with any/all clarifications noted:
  - Remove four (4) AC condensers from side of house.
  - Remove associated metal brackets and lines on wall as needed.
  - Reinstall AC condensers (4 total) at rear yard per submitted specifications.
  
- **14-8-3**  
**222-224 West Hubbard Avenue**  
**Troy Dye (Owner)**  
Approve Application #14-8-3, 222-224 West Hubbard Avenue, as submitted with any/all clarifications noted:
  - Remove and replace rotten boards on front porch stoop 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" 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 moulding 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.
  
- **14-8-4**  
**245 West Fourth Avenue**  
**Ace Roofing (Applicant)                      Mike Oram (Owner)**  
Approve Application #14-8-4, 245 West Forth Avenue, as submitted with any/all clarifications noted:
  - Remove asphalt shingle roof.
  - Install new CertainTeeed 3Tab asphalt shingle roof; color to be "Nickel Gray".
  - Install metal ridge roll, valleys, and flashing; to be painted "Tinner's Red".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. Shingle to be Owens Corning 3Tab asphalt shingle roof; color to be "Estate 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.

- **14-8-5**

- **30-40 West First Avenue**

- **BSSJ Ventures, LLC (Owner)**

- Approve Application #14-8-5, 30-40 West First Avenue, as submitted with any/all clarifications noted:

- Patch holes as needed in existing asphalt parking lot and alleyway to match existing.
- Repair/replace damaged wood on fascia and soffit as needed to match existing.
- Paint trim on building as needed to match existing.

- 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.**

- **14-8-6**

- **234 West First Avenue**

- **Trudeau's Fence Company (Applicant)**

- **Karl Koon (Owner)**

- Approve Application #14-8-6, 234 West First Avenue, as submitted with any/all clarifications noted:

- Install new section of 6-tall wood privacy fence per submitted siteplan.
- Fence to include 4'-wide gate.

- Install New Privacy Fence

- Install new 6' wood privacy fence along per submitted design and siteplan. Fence 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.

- **14-8-7**

- **76 West Second Avenue**

- **Frank A. Lazar (Owner)**

- Approve Application #14-8-7, 76 West Second Avenue, as submitted with any/all clarifications noted:

- Remove asphalt shingle roof.
- Install new GAF "Slateline" dimensional asphalt shingle roof; color to be either "English Gray Slate" or "Weathered Slate".
- Repair chimney to match existing per submitted specifications.

- Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be 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.nps.gov/history/hps/tps/briefs/brief02.htm>.

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.

• **14-8-8**

**1055 Highland Street**

**Adam Milliken (Owner)**

Approve Application #14-8-8, 1055 Highland Street, as submitted with any/all clarifications noted:

- Remove existing brick patio.
- Install new granite & clay pavers in the same location per submitted specifications.

• **14-8-9**

**330-332 West Hubbard Avenue**

**Platinum Rentals, Inc. (Owner)**

Approve Application #14-8-9, 330-332 West Hubbard Avenue, as submitted with any/all clarifications noted:

- Remove asphalt shingle roof.
- Install new GAF "Slateline" dimensional asphalt shingle roof; color to be "Weathered Slate".
- Repair box gutters as needed to match existing.

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.

Repair Box Gutters

- Examine all box gutters 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.

- **14-8-10**

**959 Delaware Avenue**

**Joanne & Sarah Strasser (Owners)**

Approve Application #14-8-10, 959 Delaware Avenue, as submitted with any/all clarifications noted:

- Alteration of garage door for handicap accessibility.

- **14-8-11**

**1193 Hunter Avenue**

**Franklin Proaño (Owner)**

Approve Application #14-8-11, 1193 Hunter Avenue, as submitted with any/all clarifications noted:

- Replace to non-historic deteriorated windows on rear addition.
- New windows to be Pella wood windows to match other replacement windows on house per submitted specifications.

Replace Deteriorated/Altered/Non-Original Windows

- Replace two (2) deteriorated/non-original, non-contributing windows on the rear addition per City Staff determination.
- Install new, 1-OVER-1, wood double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings per submitted specifications.
- 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.

- **14-8-12**

**1035 Highland Street**

**Jesse Geiger & Stephanie Calondis (Owners)**

Approve Application #14-8-12, 1035 Highland Street, as submitted with any/all clarifications noted:

- Paint residence: body to be Sherwin Williams "Needlepoint Navy" (SW0032), trim to be "White", accent to be Sherwin Williams "Bewitching Blue" (SW6960).

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.

The Victorian Village Commission hereby accepts all Staff Approved items into the formal record. Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.

MOTION: Decker/Borchers (4-0-0) APPROVED.

**VIII.** OLD BUSINESS

**IX.** NEW BUSINESS

**X.** ADJOURNMENT – Decker/Borchers (4-0-0) ADJOURNED. 9:43 pm.