

VICTORIAN VILLAGE COMMISSION AGENDA

Thursday December 11, 2014

6:15 p.m.

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

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 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 COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, December 30, 2014 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING – Thursday, January 8, 2015.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Thursday, November 13, 2014.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

NEW APPLICATIONS

1. 14-12-3a

1221 Highland St.

Able Roof, LLC (Applicant)

Max Benjamin (Owner)

Application #14-12-3 has been divided into item 'a' for Victorian Village Commission review under New Business, and item 'b' for Staff Approval under Staff Approved items (see below).

An application, material information, and photos have been submitted.

- Remove asphalt shingle siding.
- Install new Premium Pointe 360 wood grained vinyl siding; color to be "Greystone".

2. 14-12-4

1027 Neil Ave.

Outdoor Space Design (Applicant)

Brian & Alison LeRoy (Owners)

An application, siteplan, drawing, materials information, and photos have been submitted.

- Remove existing stamped concrete path.
- Install new dry laid bluestone path.
- Install new plantings per submitted siteplan.
- Install new sandstone retaining wall.

3. 14-12-5

217-219 Wilber Ave.

Mary Raysa (Owner)

An application, siteplan, and photos have been submitted.

- Demolish existing garage.
- Install new section of parking pad to existing parking pad.

CONCEPTUAL REVIEW APPLICATIONS

4. 14-12-6

1055 North High Street

Jonathan Barnes Architecture & Design (Applicant)

Ibel Properties, Inc. (Owner)

An application, drawings, and photos have been submitted.

Conceptual Review

- Demolition of a non-contributing 1-story office building.
- Construction an approximately 35,000-sqft mixed-use apartment development.
- The development will consist of 32 apartments on floors 2-6, a residential lobby, retail space, and a parking garage on the ground level.
- The project will be 4 stories tall on the residential side and 6 stories tall on the High Street side.

The following is taken from the November 2014 Victorian Village Commission meeting minutes:

Commission Comments

- Commissioner Borchers – *Supports the building having a modern design. Complimented the return of the corner elevated outdoor space to help activate the corner. Future submissions should provide more detail on the storefronts.*
- Commissioner Berthold – *Is fine with the unit size and sees no issue with “transients”. The screens were an important part of the design despite some of their issues. Does not believe that the smart-car parking solution will work.*
- Commissioner Decker – *Is supportive of alternate forms of transportation, but parking concerns have been voiced through the Short North Civic Association. The designers should keep working on the design solutions.*
- Commissioner Conte – *Asked about how many full-size parking spots could fit within the parking area (14 full-size spots). Suggested that one full story be removed from the building design.*
- Commissioner Kotheimer – *There is no issue with the proposed size of the units. A real answer is needed to the smart-car only parking and how it would work. The design of the building needs to be iconic architecture. Has a concern with some the materials. Recommended looking at the steel mesh of the New Museum in the Bowery.*
- Commissioner Hissem – *Good and bad points have been made tonight. Using the example of the Pizzuti project, the design for this site needs to be iconic. The “serrated” doesn’t seem to work, but the corner is developing well. The parking situation needs to be figured out.*

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• 14-12-1

201-203 W. First Ave.

Gunzelman Architecture + Interiors (Applicant)

Terry & Mary Finneran (Owners)

Approve Application #14-12-1, 201-203 W. First Ave., as submitted with any/all clarifications noted:

- Repair soffit as needed to match existing.
- Repair gutters as needed to match existing.
- Paint residence: body to be Sherwin Williams “Pewter Tankard” (SW0023), trim to be Sherwin Williams “Extra White” (SW7006), accent to be Sherwin Williams “Porpoise” (SW0047).

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.

Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

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.

- **14-12-2**

316 W. First Ave.

Whitney Truthan Poma (Owner)

Approve Application #14-12-2, 316 W. First Ave., as submitted with any/all clarifications noted:

- Repair/replace deteriorated siding as needed to match existing per submitted specifications.
- Repair/replace porch floor as needed to match existing
- Repair porch columns as needed to match existing.
- Excavate and install new porch footers as needed per submitted specifications.
- Repair/replace damaged porch trim as needed to match existing.
- Repair/replace porch ceiling.
- Remove existing porch skirt and install new porch skirt.
- Paint residence: body to be Sherwin Williams "Hazel" (SW6471), trim to be Sherwin Williams "Antique White" (SW6119), accent to be Sherwin Williams "Denim" (SW6523).

Repair/Replace Wood Siding

- Repair/replace all wood siding and trim as needed to match existing, in-kind, like-for-like.
- Prepare all wood siding and trim surfaces using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new 1" x 3" tongue and groove wooden, porch flooring.

- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like

Replace Porch Ceiling

- Remove and dispose of existing porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.

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.
- **14-12-3b**
1221 Highland St.
Able Roof, LLC (Applicant) Max Benjamin (Owner)
Application #14-12-3 has been divided into item 'a' for Victorian Village Commission review under New Business (see above), and item 'b' for Staff Approval under Staff Approved items.
Approve Application #14-12-3b, 1221 Highland St., as submitted with any/all clarifications noted:
 - Repair approximately 25-ft of 5" aluminum gutters on garage to match existing, including downspouts.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT