# VICTORIAN VILLAGE COMMISSION
# AGENDA

**Thursday March 13, 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. A Sign Language Interpreter to "Sign" this hearing will be made available for anyone with a need for this service. Sign language interpreters must be schedule by calling 645-8620 or TDD 645-3293 at least forty-eight (48) hours prior to the scheduled hearing.

**I.** CALL TO ORDER

**II.** NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, April 3, 2014 – 50 W. Gay Street, Ground Floor - Conference Room A.

**III.** NEXT COMMISSION HEARING –Thursday, April 10, 2014.

**IV.** APPROVAL OF MINUTES – Thursday, February 13, 2014.

**V.** PUBLIC FORUM

**VI.** SWEAR IN STAFF

**VII.** STAFF APPROVALS

**VIII.** STAFF RECOMMENDATIONS

**IX.** APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

## NEW APPLICATIONS

**1. 14-3-9**
**765 North High Street**
**Matt DeLeon (Applicant)**
*An application, drawings, and photographic renderings have been submitted.*

- Install new 6'-6" x 4' neon sign.

## CONCEPTUAL REVIEW APPLICATIONS

**2. 14-3-10**
**40-42 West Third Avenue**
**Berardi + Partners (Applicant)** **SND Partners, LLC (Owner)**
*An application, siteplan, drawings, and photos have been submitted.*

Conceptual Review

- Demolition of existing single-story commercial addition located at 40 West Third Avenue and creation of green space with portions of the existing parking to remain.
- Demolition will provide green space and 9 public parking spaces.
- Exterior rehabilitation of the existing Italianate residence single-family residence at 42 West Third Avenue.
- Construct new 3+ story, 16-unit apartment structure on the existing parking area north of the existing building.
- The first floor of the apartment building will contain "at-grade" parking for the residents, floors 2 and 3 will each contain 8 dwelling units, and a partial 4th floor will contain additional space for the 3rd floor corner units.
- The proposed 4th floor will be recessed from the façade to minimize apparent height and massing from grade.

*The following is taken from the February 13, 2014 Victorian Village Commission Meeting Minutes:*
*Commissioner Comments*

- *Commissioner Harding – Thinks the scheme is good. The massing brings the property into the context of Third Avenue. Doesn't believe the "parked-in" concept is a good idea. Indicated that the "penthouse level" could be broken up with alternating between solid material and glass.*

- *Commissioner Decker – The massing seems to be okay for the location, but the orientation may be an issue. The design seems to face the alley which seems odd. Perhaps an "L-shaped" building footprint that covers part of the surface parking could be considered, which would use the existing lot more fully. It currently "feels" like a sibling to the Jackson, but the building envelope could better relate to the surrounding contributing properties.*
- *Commissioner Conte – The stacked parking is an issue. The new building should face the main road, Third Avenue, and not alleys. The existing design does not appear to have a front or rear of building; the north and south elevations are the same. The Third Avenue side should be the primary elevation.*
- *Commissioner Borchers – Agrees with other commissioner comments. The current building design has a large massing, and the large parcel could warrant construction of a multi-tenant building. The building should be "pulled up" to Third Avenue.*
- *Commissioner Hissem – The building needs to split north/south or east/west and needs to have a proper front and proper back. The mass of the building is large and the design will require some finesse. The site is not on High Street, it is not only a commercial zone, and it is a mixed-use location with residential and commercial uses. The design needs to reflect that mix.*

*NO ACTION TAKEN*

**3. 14-3-11**
**991 Dennison Avenue**
**Berardi + Partners (Applicant)** **SND Partners, LLC (Owner)**
*An application, siteplan, drawings, and photos have been submitted.*
Conceptual Review

- Construction of several styles of residential buildings on 1.2 acre site.
- The south portion of the site (approximately 75% of the parcel) is proposed to have a partial 5-story building and a 4-story building. The building will contain a parking level with direct grade access from the alley along the west side of the property.
- As planned the south portion of the project will consist of 100 dwelling units and 109 covered parking spaces.
- The north portion of the site, separated by a vacated unnamed alley, will be proposed as a modification to this application at a later date due to existing easements and constraints.

**STAFF RECOMMENDED APPLICATIONS**
*(The following applicants do not need to attend.)*

**4. 14-3-12**
**140 Buttles Avenue**
**Steven Mills (Owner)**
*An application, drawings, and photographs have been submitted.*
Staff Recommended Application

- Remove existing window located on the ground floor of the east elevation.
- Infill window opening with new shutter design and required vent per submitted drawing.
- Existing window will be retained on site to allow for reinstallation in the future should conditions change.

**5. 14-3-13**
**789 Dennison Avenue**
**Wood Companies (Owner)**
*An application, cutsheet, and photographs have been submitted.*
Staff Recommended Application

- Installation of temporary bank sign in front yard of property.
- Sign proposed to be at site during construction phase of building redevelopment.

**6. 14-3-14**
**1205 Hunter Avenue**
**Matthew Norman (Owner)**
*An application, siteplan, cutsheet, and photographs have been submitted.*

- Remove existing timber retaining wall located in front yard.
- Install new cast wall block retaining wall in line with neighboring retaining wall and equal to the sidewalk line.
- New wall to be approximately 2-ft in height at front of yard.

**STAFF APPROVED APPLICATIONS**
*(The following applicants do not need to attend.)*

- **14-3-1**
  **925 Dennison Avenue**
  **John & Barbara Eakins (Owners)**
  Approve Application #14-3-1, 925 Dennison Avenue, as submitted with any/all clarifications noted:
  - Install rectangular wall louver on rear elevation per submitted specifications.
  - New louver to be 8½" x 6" and located approximately 12" from the southwest corner of the house.

- **14-3-2**
  **634-636 Neil Avenue**
  **Juliet Bullock Architects (Applicant) SIP II Ltd. (Owner)**
  Approve Application #14-3-2, 634-636 Neil Avenue, as submitted with any/all clarifications noted:
  - Renew COA#12-10-8b, 634-636 Neil Avenue, exactly as previously approved for a period of one (1) year. Expired: 10-3-13.

  *Approve Application #12-10-8b, 634-636 Neil Avenue, as submitted with all clarifications noted:*
  - *Repair box gutters as needed to match existing.*
  - *Repair any/all deteriorated wood soffit, fasçia, trim, casings as needed to match existing.*
  - *Repaint all wood surfaces to match existing; any color changes to be submitted prior to undertaking work.*
  - *Repair/replace asphalt roofing as needed to match existing.*
  - *Remove paint from stone lintels and sills.*
  - *Remove deteriorated non-original 1-over-1 double-hung window; install new all-wood interior/exterior double-hung windows sized exactly to fit existing openings per submitted specifications.*
  - *Repair existing first floor bay windows and transom (2 bays/2 transoms total) on front elevation. NOTE: These units are to be repaired only, no replacement is approved. It is recommended that the fixed storm window on the bays be reinstalled upon completion of repair work.*

  *Repair Box Gutters*
  - *Examine all box gutters on the main 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.*

  *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. 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.***
- *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.*

*Replace Deteriorated/Altered/Non-Original Windows*

- *Replace all deteriorated/non-original, non-contributing windows on the main house per City Staff determination.*
- *Install new, 1-OVER-1, all-wood, interior/exterior, 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.*

- **14-3-3**
  **1116-1122 Harrison Avenue**
  **Richard Bruggeman (Applicant) 1116 Harrison Ave., LLC (Owner)**

Approve Application #14-3-3, 1116-1122 Harrison Avenue, as submitted with any/all clarifications noted:

- Re-shingle over existing porch roofs with new asphalt shingle roof in color and type from Approved Shingle List.
- Install new "torch down" roofing on flat roof per industry standards.

Re-roof Over

- Secure existing roofing--remove all debris. Cut out all bubbles, wrinkles and leaking areas; patch with 30 lb. felt.
- 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:* | | *Color:* |
|---|---|---|
| [ ] 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 |

- 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.

Install New Rubberized Asphalt Roof

- Remove any/all asphalt shingles or rolled 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 rubberized asphalt roofing 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 fasçia 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.

- **14-3-4**
  **1145 North High Street (Jackson On High)**
  **Bradley A. Howe (Applicant) Springhills of Gallipolis, LLC (Owner)**
  Approve Application #14-3-4, 1145 North High Street, as submitted with any/all clarifications noted:
  - Renew COA#11-5-25, 1145 North High Street, exactly as previously approved for a period of one (1) year. Expired: 5-12-12.

  *Approve application #11-5-25, 1145 North High Street, as submitted:*
  - *Construct two (2) entrance alcoves on front elevation with new storefront glass systems to capture additional interior space for current tenant, per submitted drawings/plans dated May 12, 2011.*

  *MOTION: Brownstein/Decker (5-0-0) APPROVED.*

- **14-3-5**
  **120 West Goodale Street (Goodale Park)**
  **Friends of Goodale Park (Applicant) City of Columbus Recreation & Parks Dept. (Owner)**
  Approve Application #14-3-5, 120 West Goodale Street, as submitted with any/all clarifications noted:
  <u>Restoration of NW Gateway</u> (Stone Only)
  - Clean stone and remove paint drips per submitted specifications.
  - Repoint mortar joints as needed to match existing and per submitted specifications.
  - Stone repair as needed to match existing and per submitted specifications.
  - Repair/replace stone animal heads on free-standing pylon (either cast or re-carved) to match originals.
  - Weatherproof stone per submitted specifications.

- **14-3-6**
  **340 West Second Avenue**
  **John Keyes (Owner)**
  Approve Application #14-3-6, 640 West Second Avenue, as submitted with any/all clarifications noted:
  - Install new wood front entry door to match existing per submitted specifications.
  - Install new steel side entry door per submitted

  <u>Install New Door</u>
  - Install 1 new, solid core door in existing door jamb on front elevation and 1 new door on side elevation.
  - New doors to be per submitted specifications (1 wood, 1 steel). Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
  - Wood units to be stained or painted; finish all six sides. Exterior and hinged sides of fiberglass and metal doors to be painted. Interior and keyed sides of fiberglass and metal doors to be either painted or stained.
  - 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.

- **14-3-7**
  **789 Dennison Avenue (Leafy Dale)**
  **Wood Companies (Owner)**
  Approve Application #14-3-7, 789 Dennison Avenue, as submitted with any/all clarifications noted:
  - Installation of new 24" exterior gas lanterns at front entry door per submitted cutsheet and specifications.

- Paint front entry door and french doors; color to be Sherwin Williams "Tricorn Black" (SW6528).

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.

- **14-3-8**
  **961-963 Neil Avenue**
  **The Vacheresse Group (Applicant) Kelly Conklin [961] / Jack Fry & Martin Kehlmeier [963] (Owners)**
  Approve Application #14-3-8, 961-963 Neil Avenue, as submitted with any/all clarifications noted:
  - Repair front porch elements as needed to match existing in-kind, like-for-like (*work included as follows*).
  - Jack up the existing porch roof and install temporary supports.
  - Remove existing columns, brick, and Indianan limestone. All brick to be salvaged.
  - Remove sections of existing porch railing and floor to proceed with repairs. Reinstall all materials upon completion to match existing.
  - Install new sandstone bases and caps to match existing design.
  - Make any/all necessary repairs to existing wood porch columns and reinstall.

  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.
  - 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.

  Repair Masonry

  - Remove any/all damaged porch stone material and replace with like-for-like materials. Any new stone is to match existing in size, color, shape, and design. Mortar to match existing mortar in color, texture, hardness, and joint profile.

**VIII.** OLD BUSINESS
**IX.** NEW BUSINESS
**X.** ADJOURNMENT