

**VICTORIAN VILLAGE COMMISSION
MEETING MINUTES**

Thursday March 13, 2014

6:15 p.m.

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

Commissioners Present: Alfred Berthold, Aaron Borchers, Marc Conte, Jack Decker, Fritz Harding (6:20pm), Jeffery Hissem (6:20pm).

Commissioners Absent: Sarah Bongiorno.

HPO Staff Present: James Goodman.

- I. CALL TO ORDER – 6:15pm.
- 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. 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

NEW APPLICATIONS

1. 14-3-9

765 North High Street

Matt DeLeon (Applicant)

Continue Application #14-3-9, 765 North High Street, to allow the applicant time to submit revised information:

- Install new 6’-6” x 4’ neon sign.

MOTION: Decker/Berthold (6-0-0) CONTINUED.

Commissioner Comments

- The projecting sign should be reduced to a size of no more than 12-sqft. The Short North Design Guidelines (SNDG) cap the total square footage at 12-sqft. (3.39).
- Commissioners indicated that the sign should be installed on a bracket similar to the other signage on the building and typical signage installations within the district.
- Revised drawings, including material details, should be submitted for review at a future Victorian Village Commission meeting.

CONCEPTUAL REVIEW APPLICATIONS

2. 14-3-10

40-42 West Third Avenue

Berardi + Partners (Applicant)

SND Partners, LLC (Owner)

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.

NO ACTION TAKEN

Commissioner Comments

- Commissioner Harding – The arched portion of the new entry design may not be necessary. Would prefer to see more of the green space reflected in the site design. Appreciates the changes to the building which so far have been positive.
- Commissioner Decker – The façade of the building facing Third Avenue is better than the first design. Remains concerned with the location of such a use in a space that normally would have contained a carriage house because it still seems too large for the site. More mass could be supported on Third Avenue and moved away from the rear of the site.
- Commissioner Hissem – The scheme of the design continues to be at odds with its environment. Remains concerned with the building wrapping around the historic building.
- Commissioner Borchers – Is comfortable with the current style of the elevations, but the massing is too large for the site. The stacked parking concept is an issue.
- Commissioner Berthold – Recommended that the design be altered to make it less visually similar to “the Jackson”. The overall concept appears too dense for the location within the alley and the surrounding residential properties.
- Commissioner Conte – Recommended that the design be altered to have the new building next to the Italianate residence and not behind it.

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.

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>
Kevin Lykens 994 Dennison Ave.	Is opposed to the project as shown. The site is directly across from home and office. Developing in the Short North requires working with the neighborhood. The height of 4 and 5 stories is not appropriate at the site.
Jaclyn Meade 1012 Hunter Ave.	Has serious concerns with the overall design, the parking and traffic it will bring, and the complete shade it will cast on adjoining neighbors properties. As designed the project would not fit within the guidelines of the district.

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<p>Greg Dodd 1016 Hunter Ave.</p>	<p>The scale of the project is a major concern. It would seriously constrain the alley and the homes that surround it. In support of development, but it needs to be the right kind of development.</p>
<p>Bob Barnes 1147 Hunter Ave.</p>	<p>The mass, height, and design are not appropriate. It would not fit the architecture and style of the area. The design seems very institutional, would dwarf the properties nearby, and decrease property values. Town homes or single-family would be very good for the site.</p>
<p>Jim Chen 1008 Hunter Ave.</p>	<p>Not anti-development, but this project as designed is not appropriate. As shown it is too large and too massive. Green space should be a part of the development. The site should be redeveloped, but in a way that fits the neighborhood.</p>
<p>Lindsey Turner 174 W. Second Ave.</p>	<p>Has major issues with the proposed height and number of units. The proposal would cause serious parking and traffic issues. The design does not meet any of the aesthetics of the existing historic community.</p>
<p>Stephanie Dutcher 1002 Hunter Ave.</p>	<p>The project would have a negative impact on the neighborhood. A large 100-unit building of rentals would not be a positive for the property values of the area. The plan is too large and does not fit the neighborhood and will diminish the desirability of the area.</p>
<p>Scott Kirshman 995 Ewing Alley</p>	<p>The existing site is directly across from his house. The front door of his property would be faced with a 5-story and 4-story wall. The current siteplan shows all vehicle access directly across from his house and would cause significant negative effects to quality of life. Ewing Alley is very narrow and will not support the increased traffic.</p>
<p>Jeff Smith, Short North Civic Association 773 Dennison Ave.</p>	<p>Appreciates the developer's offer to meet with the concerned neighbors and looks forward to facilitating a conversation. The broader neighborhood is concerned with the height, setback, and lack of interaction with the street. The height, massing, and density are issues.</p>
<p>Ryan Forrey 142 Price Ave.</p>	<p>Is concerned with the total number of units and the amount of traffic and traffic issues it could bring to this portion of the neighborhood. Town homes similar to the neighboring properties would be appropriate at this site.</p>

<p>Patrick Wade Jones 1042 Highland St.</p>	<p>Concerned with the increased population density. The alley should be maintained in a usable manner. Encourages the developers to work with the community and create a project that fits within the neighborhood.</p>
<p>Pat McCarthy 184-190 W. Second Ave.</p>	<p>Owns business and rental units on the block. The project would create too much parking demand and traffic. The proposed sizes of the buildings are too large and they would dwarf the surrounding buildings and would block the sunlight.</p>

Commissioner Comments

- Commissioner Hissem – The current design scope does not fit within the area’s context. The current context south of the intersection of Dennison and Starr avenues consists of single-family residences. The construction of townhouses on the site would be a great direction. In looking at the long term health of the neighborhood and developing an appropriate solution everyone needs to consider what is the sustainable part of the project and what is it going bring to the neighborhood.
- Commissioner Borchers – Supports redevelopment of the parking lot. Historically, the lot was a group of houses and lawns. The project needs to incorporate green space and interaction with the street/pedestrians. The overall massing of the proposal is too much and too institutional. This site is not located on High Street.
- Commissioner Decker – Starr Avenue steps down and transitions into the typical scale of the neighborhood. The existing parking lot is more than one site. A larger building might fit at the corner of Starr and Dennison avenues, but the rest of the site would need to be much smaller in scale.
- Commissioner Harding – Agrees with the other Commissioner comments. Alleys within the district and how the neighborhood has adapted to living on alleys over time are important, and this proposal, as submitted, would not fit. Different conditions surround the proposed site, but this location is very different than the Aston Place setting. All sides of the site are important. Encourages the redevelopment of surface parking lots, but the scale is too large.
- Commissioner Conte – The parcel is made up of three separate sites: the section facing Starr Avenue where the alley used to be, the section in the middle, and then the area between Second and Starr avenues. These three sections could be used to transition from a larger, more institutional type of structure down to small residential structures. There probably will never be only single-family homes on the site again, and that’s okay, but, when multi-family is done within the neighborhood, it has traditionally been accomplished with much smaller structures. Good examples are the Northern on First Avenue, or the new multi-family in Italian Village near the post office. Some commercial use towards Starr and Dennison might be okay. Finding a way to break the site up visually is recommended. Three sides of the site interact with the street and the designs will need to incorporate doors, windows, porches, and stoops to create a presence on the street and pedestrian interaction/scale. The density, parking, and any proposed variances will require significant discussion.

STAFF RECOMMENDED APPLICATIONS

4. 14-3-12

140 Buttles Avenue

Steven Mills (Owner)

Approve Application # 14-3-12, 140 Buttles Avenue, as 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.

MOTION: Decker/Berthold (6-0-0) APPROVED.

5. **14-3-13**

789 Dennison Avenue

Wood Companies (Owner)

Approve Application #14-3-13, 789 Dennison Avenue, as submitted with the following clarifications:

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.
- 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/Berthold (6-0-0) APPROVED.

6. **14-3-14**

1205 Hunter Avenue

Matthew Norman (Owner)

Approve Application # 14-3-14, 1205 Hunter Avenue, as submitted:

Staff Recommended Application

- 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.

MOTION: Decker/Berthold (6-0-0) APPROVED.

STAFF APPROVED APPLICATIONS

• **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, fascia, 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:

Certain Teed

(standard 3-tab)

Color:

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 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.

• **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:

Restoration of NW Gateway (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

Install New Door

- 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 Indian 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.

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/Berthold (4-0-0) APPROVED.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT – Decker/Berthold (6-0-0) ADJOURNED. 7:45 pm.